

Middle Georgia Regional Plan

2011-2031



Regional Assessment

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Regional Assessment

Adopted, _____(date)_____
by the Middle Georgia Regional Council

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Executive Summary

Purpose

A successful regional planning strategy begins with preparation, research, and a wide-ranging objective evaluation of existing conditions. This involves accurately identifying and analyzing current regional assets, resources, and opportunities. A comprehensive inventory of current conditions allows regional stakeholders and decision makers to accurately evaluate the region's strengths and weaknesses and, in turn, effectively plan for its future.

The Regional Assessment is intended to serve as a factual and conceptual foundation upon which a Regional Agenda, or "road map," for the region's future is developed. The Regional Assessment involved the collection and analysis of relevant data and information related to a series of regional planning elements. These elements include population, economic development, housing, community facilities and services, cultural and historic resources, intergovernmental coordination, and transportation. This report reflects the results of that analysis and is intended to be used as a guide by regional stakeholders and decision makers during the development of the Regional Agenda.

Overview

The Regional Assessment contains distinct elements that reflect on current conditions throughout the region, specifically: an analysis of supporting data and information accompanied by potential issues and opportunities that may be applicable for the region; an analysis of regional development patterns, which includes a projected development patterns map and identification of areas requiring special attention; and an evaluation of current policies, practices, and development patterns in the region for consistency with Quality Community Objectives.

The Georgia Planning Act of 1989 requires that each local government prepare, adopt, and maintain a comprehensive plan that meets or exceeds the State's rules and procedures for local planning. It is important to note that local comprehensive plans from the 11 Middle Georgia counties served as a valuable resource in the preparation of the Regional Assessment.

The most current versions of the following locally adopted comprehensive plans were used in the preparation of the Middle Georgia Regional Assessment:

- Joint Comprehensive Plan for Baldwin County and the City of Milledgeville;
- Joint Comprehensive Plan for Bibb County and the City of Macon;
- Comprehensive Plan for the Town of Payne City;
- Joint Comprehensive Plan for Crawford County and the City of Roberta;
- Joint Comprehensive Plan for Houston County and the Cities of Centerville, Perry, and Warner Robins;

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- Joint Comprehensive Plan for Jones County and the City of Gray;
 - Joint Comprehensive Plan for Monroe County and the Cities of Culloden and Forsyth;
 - Joint Comprehensive Plan for Peach County and the Cities of Byron and Fort Valley;
 - Joint Comprehensive Plan for Pulaski County and the City of Hawkinsville;
 - Joint Comprehensive Plan for Putnam County and the City of Eatonton;
 - Joint Comprehensive Plan for Twiggs County and the Cities of Danville and Jeffersonville;
 - Joint Comprehensive Plan for Wilkinson County and the Cities of Allentown, Gordon, Irwinton, Ivey, McIntyre, and Toombsboro.

Additionally, the Regional Assessment has been prepared in accordance with the Standards and Procedures for Regional Planning (Chapter 110-12-6) established by the Georgia Department of Community Affairs.





Potential Issues and Opportunities

Potential Issues and Opportunities

The following reflects various issues and opportunities of the Middle Georgia region related to:

- Demographic makeup;
- Adequacy and suitability of housing stock;
- Provision of service and transportation infrastructure;
- Provision of public facilities and services;
- An evaluation of the adequacy, suitability, and need for inter-governmental coordination mechanisms and processes; and
- Land use and development.



Population

Issues

- A steadily growing population, along with corresponding growth in the senior population, and an influx of Hispanics lured by seasonal and service-industry employment opportunities, all place a demand on existing community infrastructure and services.
- Some areas of the region are experiencing explosive population growth, e.g. the Lake Oconee and Lake Sinclair areas, Houston County, and northern Monroe County.
- There are pockets in the region experiencing higher than average poverty rates; particularly true in some rural areas.
- There is a disparity in income levels across the region. Many rural areas are characterized by below average levels due to limited employment opportunities.
- Several Middle Georgia communities are experiencing a high influx of retirees.

Opportunities

- Employ effective land use planning to manage population growth.
- Population growth results in higher demand for retail and service commercial uses, which in turn creates opportunities for new businesses, jobs, and an increase in the tax base.
- The Middle Georgia region has the opportunity to begin planning for the development/upgrade of infrastructure, housing, transportation, educational facilities, social services, public safety, etc. needed to accommodate population growth.
- The region's population is projected to consistently grow. As a result, the labor pool will consequently increase. With adequate job skills and training, the Middle Georgia region has the opportunity to increase its marketability from an economic development standpoint.
- An increased number of senior citizens and retirees in the region may result in stimulation of the local economy through the provision of additional facilities and services to meet the demands of this growing population segment.

Economic Development

Issues

- Increasing number of greyfields within the region.
- Lack of industrial park sites equipped with the necessary infrastructure.
- Strip malls and shopping centers in state of decline (i.e. Colonial Mall in Macon) along major transportation corridors.
- Heavy dependence on single industry within some of the rural communities.
- Declining textiles, kaolin, and agricultural industries, which many of the rural communities are heavily dependent upon.
- Retention of recent college graduates.
- Greater workforce development and training with a focus to ensure the population within the community possesses the skills and training to enable the community to have a competitive advantage with attracting and retaining businesses.
- Treatment and distribution of water and wastewater, particularly in rural areas. Development could be hindered or limited due to areas lacking appropriate infrastructure in adequate quantities.

Opportunities

- Continue support of small businesses and entrepreneurial enterprise.
- Development, expansion, re-development of brownfield sites within existing industrial parks.

Opportunities (cont.)

- Strive to provide greater connectivity between town and gown relationships in other regional communities (i.e. College Hill Corridor in Macon).
- Increased emphasis on heritage and eco-tourism. Support greater partnerships between regional organizations such as the Middle Georgia Historic Preservation Advisory Committee; Historic Heartland and Magnolia Midlands State Travel Regions; and Better Hometowns/Main Streets communities.
- G-RAMP project in Warner Robins.
- Capitalize on the relocation of the Georgia Department of Corrections to the former Tift College Campus in Forsyth and the addition of 400 jobs to the region through identifying and targeting related business.
- Increase efforts at downtown development and redevelopment to maintain the strong regional identity and distinctive downtowns of Middle Georgia communities.
- CEDS identifies natural resources, warehouse and distribution, bio-fuels and the Aerospace industries as growing sectors within the Middle Georgia Region.
- Significant number of organizations to support economic development to benefit the region: joint development authorities, MGRC, EDA, Georgia Department of Economic Development Regional Project Managers to provide support to Existing Industry and Regional Recruitment, Department of Community Affairs Office of Downtown Development.
- Additional coordination and collaboration between the various groups in the Middle Georgia Region working toward economic development activities.



Housing

Issues

- Outside of the region's urban counties, there is a lack of diversity in the housing stock, presenting existing and future residents of these communities with few housing options.
- Though an important source of affordable housing, particularly in the suburban and rural counties of the Middle Georgia region, manufactured homes create a unique set of concerns related to tax revenue and structural maintenance.
- There are no codes available that communities can adopt that will ensure manufactured homes are properly maintained and prevented from becoming substandard.
- Many communities in the Middle Georgia region have not completed a housing assessment, thus lack an important tool to address the problem of substandard and dilapidated housing in their community.
- The region's urban counties have a high percentage of cost-burdened renter-occupied households. A large majority of these households have incomes significantly below the median.
- Shelter for victims of domestic abuse is limited to several non-profit facilities in Macon, thus leaving persons needing this assistance from the remainder of the region without an adequate place of refuge.

Opportunities

- Several communities in the Middle Georgia region have initiated creative strategies to diversify their housing stock, while at the same time finding a new use for vacant historic buildings and lofts of downtown storefronts. These successful examples could potentially be applied to other communities in the Middle Georgia region.
- The construction of more single-family detached dwellings on smaller lots, and a variety of other single-family dwelling types that is occurring in the urban markets, can provide an affordable alternative to the manufactured home in the suburban and rural areas.
- Historic preservation programs in the Middle Georgia region provide an outstanding opportunity for communities to maintain and restore historic residential structures and districts, and to transform vacant historic commercial and industrial buildings into residential uses.
- A significant number of Middle Georgia communities have an approved urban redevelopment plan that sets forth specific actions to address substandard housing and to leverage private resources for redevelopment efforts in the target areas.
- Innovative programs established by housing agencies, such as the Macon Housing Authority, could be applied to other areas of the region. These programs include: the lease-to-purchase homeownership program; the Section 8 Homeownership Program, and an array of resident assistance programs that encourage economic and social independence.



Opportunities (cont.)

- Because of the growing market demand, the private sector and large private non-profit organizations are making significant investment in all types of elderly housing facilities, and are looking at a variety of development options in order to provide these facilities. The public sector has an important role to play in the elderly housing market by using its financial and regulatory powers to facilitate this private investment.
- The Kennesaw State's predictive homelessness model and the projections of the region's homeless population utilizing local counts is expected to provide a reliable database that organizations in the region can use to address the homeless population needs, including housing.
- There are well-established agencies in place to address the housing needs of persons with mental, physical, and developmental disabilities, for persons with HIV/AIDS and for those recovering from substance abuse. The key in the future is to secure adequate funding for these agencies, and to ensure that residents outside the urban areas of the region are provided with information on the services these agencies offer.
- Most of the region's counties have an adequate supply of workforce housing, but there are insufficient jobs for their labor force. The opportunity rests in finding ways to expand their economic base so that their labor force can work in the same location they reside.



Transportation

Issues

- Transportation plans completed for the MATS and WRATS Areas and for several other counties in the region (Jones, Monroe and Putnam) indicate that a number of local, state and federal highways in these areas will exceed acceptable levels of service by 2030, and will need to be widened or reconstructed.
- There are number of paved roadways and bridges in the Middle Georgia region that are in need of repair/upgrade.
- There are approximately 1,100 miles of unpaved roads in the Middle Georgia region.
- Due to limited resources, local governments and transit agencies in the Middle Georgia region are unable to meet the growing demand for transit service.
- There is a lack of a coordinated intra- and inter-jurisdictional bicycle/pedestrian facility system connecting major points of interest.
- The scale of development or inefficient development patterns has led to significant traffic congestion in some areas of the region.

Opportunities

- The Special Purpose Local Option Sales Tax (SPLOST) is an important financial tool to improve the transportation infrastructure in the Middle Georgia region.
- Transit programs, such as Section 5310, Section 5316, and Section 5317, provide an excellent opportunity for local transit operators to expand their service to the elderly, to persons with disabilities, and to low-income persons who live in the city but work in suburban locations.

Opportunities (cont.)

- The Georgia Department of Transportation's Office of Traffic Safety and Design has established a program to identify, prioritize, and improve deficient railroad crossings.
- The Georgia Department of Transportation has contracted with the Clean Air Campaign to establish rideshare and commuter choice programs in the Middle Georgia region to help reduce traffic congestion and improve air quality.
- The Safe Routes to School (SRTS) program is an opportunity for communities in the Middle Georgia region to not only improve the health and welfare of their elementary and middle school students, but also reduce traffic congestion, improve air quality, and expand bicycle/pedestrian facility infrastructure in their jurisdiction.
- The pedestrian facility/sidewalk infrastructure improvement plans for the Cities of Roberta, Jeffersonville, Hawkinsville, Forsyth, and Gordon provide an opportunity for these communities to enhance connectivity to their downtown areas, maintain their existing pedestrian facility network, provide an attractive alternative transportation mode to major trip attractors, and become a walk-friendly community.
- The road corridor approach that is being implemented along the Russell Parkway Extension by the City of Warner Robins is an excellent example of how transportation/land use connection can be successfully applied.



Community Facilities and Services

Issues

- The cost of providing public services and facilities for new development typically exceeds the revenue generated from the new development.
- Ensuring that new development does not jeopardize existing levels of service for current residents and businesses.
- Several areas of the region, particularly the more rural areas, are not adequately served by public facilities and services.
- Several cities and counties within the region lack sufficient space for personnel and/or storage. Expansion to accommodate a growing population is necessary for administrative functions in many departments.
- Middle Georgia communities are continually seeking to maintain and upgrade water and wastewater treatment capacity in order to serve future demand.
- Areas served by private septic systems, particularly older systems, pose a threat of leakage into water supply sources.
- The ability to provide for public safety services into areas experiencing rapid growth and development is a concern.
- Lack of adequate recreational facilities and programs in many of the smaller and/or rural communities within the region.
- Rapid residential and commercial growth is contributing to stormwater runoff, erosion, and sedimentation control problems.

Opportunities

- There are opportunities across the region to protect existing infrastructure investments by encouraging and promoting in-fill development, redevelopment, and compact development where appropriate.
- There is sufficient design capacity in most water systems within the region to meet projected future demand.
- Development and enforcement of appropriate ordinances and regulations for those communities experiencing stormwater runoff, erosion, and sedimentation control problems.
- Investment in infrastructure improvements and/or expansion helps create economic development opportunities.
- Plan for infrastructure placement in those areas that are slated for future development, especially new residential development. Eliminates the need for placement of infrastructure after development and allows communities to identify areas of less intense development by steering infrastructure placement away from those areas.
- Encourage and promote multi-jurisdictional facilities planning.
- Multiple opportunities for development of passive recreational facilities in suitable locations.
- Strong community preference indicated for development of neighborhood parks and multi-use trails.
- Aggressively pursue alternative funding sources for infrastructure improvements and recreation facilities.
- Collaboration with local school boards to ensure school location decisions correspond with community growth and development plans.



Natural and Cultural Resources

Issues

- Continued protection of water quality and availability through development and environmental regulations to prevent water supply contamination. Water sources in need of protection include:
- Wetlands (Bond Swamp and discontinuous wetland areas along the Flint, Ocmulgee, and Oconee Rivers and Commissioner Creek).
- Lake intakes/water supply watersheds. Adherence to the DNR-approved Source Water Assessment Plans (SWAPs) for each water supply watershed.
- Groundwater recharge areas and aquifers.
- A number of water bodies in the Middle Georgia region are on the EPA 303(d) List of Impaired Streams.
- Declining agricultural, parks, and forestry lands and other open spaces.
- Natural and Cultural Resources are particularly susceptible to uncontrolled or incompatible development.
- Local governments may be hesitant to adopt and implement the policies and protection measures recommended in the RIR Plan.
- Current economic conditions may make local governments more hesitant to adopt the policies and protection measures recommended in the RIR Plan.
- Encouraging developers to adhere to the RIR Plan's recommended appropriate development practices.

Opportunities

- Increased recognition and preservation of cultural, historic, archaeological, and natural sites of Middle Georgia.
- Utilize cultural and historic resources to enhance community identity through revitalizing main streets and downtown commercial cores. One way to achieve this is through the application and enforcement of strong architectural design standards and development regulations enacted at the local level.
- Institute protection measures for heritage resources where none currently exist and ensure established regulations are up-to-date and enforced.
- Continue and expand Middle Georgia Historic Preservation Advisory Committee (HPAC) to provide preservation-minded organizations within the region network and share best practice examples.
- Capitalize on services offered by the State of Georgia through the Historic Heartland and Magnolia Midlands (Pulaski County) travel and tourism regions.
- Work to expand the Middle Georgia Historic Preservation Directory website as a regional clearinghouse for historic sites, heritage tourism, and special events/educational programs announcements.
- Promote context-sensitive design for infill and new construction.
- Coordination and cooperation among neighboring governments in heritage and eco-tourism initiatives in order to maintain, promote, and enhance the existing green infrastructure network.



Opportunities (cont.)

- Promotion of designated Scenic Byways (Enduring Farmlands, Historic Piedmont, and Ocmulgee-Piedmont).
- Continue the development of blueways, greenways and riverwalks within the Middle Georgia region to both protect the resources and allow for passive recreation activities. (Specific projects include: Oconee River Greenway, Hawkinsville-Pulaski Riverwalk, and the Ocmulgee Heritage Trail.)
- Maintain and improve air quality through monitoring, implementation of best management practice, and cooperation among local governments and organizations such as the Middle Georgia Clean Air Coalition and Middle Georgia Clean Cities Coalition.
- Guide development to protect Wildlife Management Areas (WMAs), farmland, forestry, and other open spaces through the adoption of tree ordinances, agricultural preservation incentives, conservation easements, and scenic view protections.
- Capitalize on the unique features of the Middle Georgia region by increasing and diversifying Heritage Tourism efforts.
- Potential to utilize CDBG funding to accomplish historic preservation projects and achieve community goals.
- Greater education of local government officials, community leaders, and property owners about the responsibilities, opportunities, and Federal and State tax benefits that accompany ownership of an historic property.
- Cemeteries are important heritage resources, which are not only valuable for the genealogical information they provide but also as an emerging niche of heritage tourism. The sensitive treatment and careful maintenance of cemeteries and their features (gravestones, fences, landscaping, etc.) should be encouraged. State organizations such as the Georgia Municipal Cemetery Association (GMCA) and the Georgia Historic Preservation Division are good sources of information and support.

Intergovernmental Coordination

Issues

- Establishing a regional identity, especially in terms of issues like land use, transportation, housing, tourism, economic development, air/water quality and crafting regional strategies to address such issues.
- Existing regional planning documents and efforts at regional collaboration not adequately promulgated and benchmarked.
- Competition among local governments for limited state and federal grant funds sometimes fosters a competitive mindset rather than cooperation.
- Need for greater intergovernmental coordination pertaining to land development and transportation infrastructure improvements, particularly a greater emphasis on corridor management.

Opportunities

- Greater regional cooperation in setting priorities, identifying shared needs, and finding collaborative solutions related to protection of shared natural resources and development of transportation systems and infrastructure.
- As developable land in the region's urban areas becomes scarce, greater opportunities exist for regional cooperation related to economic development projects.
- Development and promotion of a regional historic heritage tourism industry.
- Work collaboratively to obtain Work Ready Community and Region designation under the Georgia Work Ready Program. By being designated a Work Ready Community and Region, local jurisdictions and the region will have met national standards for work readiness—a valuable standard in marketing the local communities and the Middle Georgia region to national prospects.
- Continued and expanded multi-jurisdictional coordination provides for enhanced recreation and eco-tourism opportunities in the region. Examples include efforts at connectivity of the Oconee River Greenway with Balls Ferry State Park, connectivity of the Ocmulgee Heritage Trail with the Oconee River Greenway via a multi-use trail along an abandoned rail corridor from the City of Macon to the City of Milledgeville and development of an Ocmulgee River greenway corridor originating in Pulaski County.



Land Use

Issues

- Rapid growth and development is contributing to unplanned changes in traditional uses (e.g., agricultural, forestry).
- Urban sprawl; many corridors have developed into strips of commercial sprawl with characteristic impacts related to traffic congestion, pedestrian safety, urban blight, etc.
- Needed redevelopment of aging urban areas.
- Need for corridor rehabilitation and enhancements.
- Appropriately analyzing and preparing for impacts of new development on transportation infrastructure, environmental resources, and community facilities and services.
- Appropriate planning for conservation and open space.
- Many local governments lack adequate planning and zoning expertise to manage the negative impacts of growth.

Opportunities

- Rapid growth has associated benefits; these need to be planned for and capitalized on.
- Need for greater cooperation between adjacent local governments in the preparation of land use plans in order to avoid conflict and to identify areas where they might coordinate the joint provision of services.
- A broader regional perspective on future land use needs to ensure that adequate developable lands are available and that future development patterns maintain and enhance regional economic cohesiveness.
- Redevelopment of existing areas can help to enhance older communities and preserve currently undeveloped land.
- Infill development opportunities throughout the region.
- Additional education and training opportunities for local planning and zoning officials.
- Development patterns that blend uses incorporating housing, employment opportunities, and recreation should be promoted.
- Enactment and enforcement of local-level land protection measures.





Analysis of Regional Development Patterns

Analysis of Regional Development Patterns

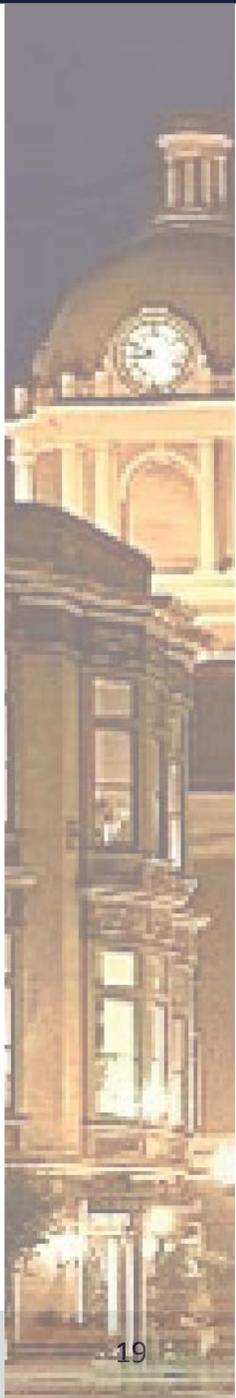
Purpose

This section seeks to inventory and analyze the region's land use patterns, historical development characteristics, and variables which may potentially affect future development patterns within the region. This analysis will enable local officials and community planners to better understand the region's land use needs and to develop realistic goals and objectives which will enhance development opportunities within the region.

An important element of the regional development patterns analysis includes a Projected Development Patterns Map (see Appendix A) illustrating projected land use patterns in the Middle Georgia region over the next 20 years. Current development trends, existing local regulations, application of quality growth principles, and environmental constraints were all considered in the development of the map. Additionally, the Regionally Important Resources (RIR) Map, as found in the Middle Georgia Regionally Important Resources Plan, served as a foundation for the Projected Development Patterns Map.

In accordance with the Rules of the Georgia Department of Community Affairs' *Standards and Procedures for Regional Planning – Regional Planning Requirements (Effective July 1, 2009)*, the Projected Development Patterns Map reflects the following general categories:

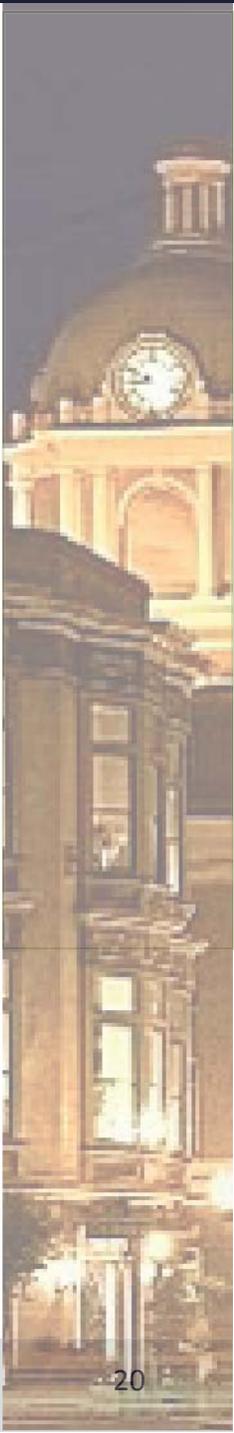
- Conservation – areas identified for potential preservation in order to protect regionally important resources and/or environmentally sensitive areas. Characterized by overlapping natural development constraints.
- Rural – areas not projected to experience urbanization or require corresponding urban services over the 20-year planning period. Characterized by high levels of open space uses, such as agriculture, forestry, and recreation.
- Developed – areas exhibiting urban-type development and where services (water, sewer, etc.) are already in place. Future development potential within these areas is typically limited to infill development and redevelopment of existing uses.
- Developing – areas projected to become urbanized and require the provision of urban services in the next 20 years. This classification often reflects logical extensions of existing developed areas.



The purpose of these development categories is to identify desired development intensity levels and general settlement patterns. This information can be used by local governments to help determine where certain specific land uses might be desired or needed to promote and support preferred future development patterns.

The Projected Development Patterns Map serves as a planning tool to help identify areas for conservation as well as for development in varying degrees of intensity, but does not identify specific land uses. Decisions regarding specific future land uses within potential development areas should be made by the affected local governments to ensure that future development is compatible with established uses, local needs, and the availability of public facilities and infrastructure.

It should be noted that where the Projected Development Patterns Map reflects developing areas that are not adjacent to existing developed areas, these areas have been identified as such because they represent prime locations for future development and possess few serious natural constraints. Local governments are encouraged to prioritize expansion of basic infrastructure to serve these areas in order to ensure over-development does not occur before supporting infrastructure is in place.



Overview

A basic understanding of the region's geography, character, and economy is necessary to determine the potential nature and distribution of future growth and development in the region.

Geographically, the Middle Georgia region is located in the center of the State. The region is divided north/south by the Ocmulgee River and east/west by the Fall Line. These two dividing lines converge in Macon, the region's economic and cultural center. The Fall Line is the dividing line between the rolling slopes of the Piedmont and the sand hills of the Coastal Plains. It also marks the northern boundary of the Jacksonian aquifer system, the largest single groundwater resource in the country. The region is also bounded on the east by the Oconee River. In addition, the Appalachian divide, which represents the dividing line between the watersheds that empty directly into the Atlantic Ocean and the watersheds that feed into the Gulf of Mexico, runs through the western portion of the region and crosses the Fall Line in Crawford County. These natural dividing lines provide a rich environmental, biological, and geological diversity within the Middle Georgia region.

The Middle Georgia region had an estimated total population of 472,749 in 2007 with its two largest cities being Macon and Warner Robins. Macon had a 2007 estimated population of 93,076, while Warner Robins had a 2007 estimated population of 60,392. The region's population is evenly distributed between urban and rural areas, with approximately 48 percent of the region's total population living within incorporated cities.

The region's economic base is diverse. Robins Air Force Base (RAFB), which employs approximately 25,000 military and civilian workers, is the largest industrial complex in the region and the State. The Base employs workers from all 11 of the region's counties as well as from multiple counties outside the region. The larger cities have strong manufacturing and commercial bases. Agriculture and min-

ing play an important part in the economies of the rural counties south of the Fall Line, while forest industries and manufacturing are the primary economic pursuits in the rural counties north of the Fall Line. Furthermore, all of the region's major public recreational lakes are located north of the Fall Line. These lakes form the core of the region's recreational tourism base.

The region is served by an excellent transportation network, consisting of two major interstate highways, numerous state highways, and several airports, which have the capabilities to serve general business-related air traffic. The major highways radiate outward from Macon to all corners of the region. Interstate 75, one of the nation's busiest north/south arterials, bisects the region and provides convenient access to metropolitan Atlanta and major destinations in Florida. Hartsfield-Jackson International Airport, one of the nation's busiest, is only 80 miles northwest of Macon via I-75. Interstate 16 provides a direct route from Macon to the port facilities in Savannah. The northern portion of the region (Putnam County) is located only a few miles south of Interstate 20, which has helped make this area attractive to suburban development from Atlanta. The Fall Line Freeway, when constructed, will provide direct highway access from Macon to Augusta and Columbus.

The three largest cities, Macon, Warner Robins, and Milledgeville, are the cultural and financial centers of the region. The Middle Georgia region has three major four-year liberal arts colleges, Mercer University in Macon, Georgia College and State University in Milledgeville, and Fort Valley State University in Fort Valley. The region also is home to Georgia Military College in Milledgeville, and Wesleyan College and Macon State College in Macon. Central Georgia Technical College in Macon and Middle Georgia Technical College in Warner Robins provide the region with a wide array of vocational education programs and opportunities.



Many changes have occurred within the Middle Georgia region over the past 30 years. Market forces have driven rapid expansion of the commercial bases in the region's larger cities. Expansion and improvement of the transportation network has opened previously remote areas of the region for intensive development, and suburban residential development has expanded into rural areas. The economic decline in agriculture and the kaolin mining industry has forced many farms and communities to diversify. As a result, economic prosperity within the region has shifted from the rural areas to the larger cities.

These changes, as well as others, have resulted in corresponding changes to land use patterns throughout the region. As more rural land becomes available for urban and suburban development, the potential for development competition between governments increases. A broader regional perspective on future land use needs is necessary to ensure that adequate developable lands are available to satisfy future regional needs and that future development patterns will maintain and enhance regional economic cohesiveness throughout the region. Many governments in the region share similar development issues and problems. A coordinated regional land use plan would afford local governments the opportunity to work together to resolve shared development issues and promote balanced economic development throughout the region.

Current Land Use Patterns and Historical Influences

The Middle Georgia region consists primarily of urban, suburban, and rural development patterns. Macon, Warner Robins, and Milledgeville possess substantial urbanized areas due to their size and economic influence within the region. The areas surrounding Macon, including southern Jones County and southern Monroe County, and between Warner Robins and Perry, have experienced rapid subur-

ban development over the past 15 years, resulting in urban sprawl. This sprawl has contributed to the region's transition away from a rural economic base and increased economic dependency of the metropolitan rural areas on the larger cities. The counties in the southern and southeastern portions of the region have experienced less suburban development pressure and have somewhat retained their historic agrarian economic base.

Distribution Analysis

As expected, development intensity within the Middle Georgia region is greatest in the cities of Macon, Warner Robins, and Milledgeville. Most of the region is characterized by rural development patterns, consisting of scattered residences and small businesses juxtaposed with large agricultural and forest areas. Unlike many urbanized areas in the country, Macon and Warner Robins are located in very close proximity to significant undeveloped natural resource areas, such as the Oconee National Forest, the Piedmont National Wildlife Refuge, Ocmulgee National Monument, and numerous recreational lakes and reservoirs.

Macon's suburban areas radiate north, west, and south from the downtown area, extending into neighboring areas of Bibb, Monroe, and Jones Counties. Pockets of commercial development are scattered about the City, with the highest concentrations located along Riverside Drive, Northside Drive, Arkwright Road, and Tom Hill Sr. Boulevard in north Macon; Vineville Avenue and Forsyth Road in northwest Macon; Shurling Drive and Gray Highway in east Macon; and Mercer University Drive and Eisenhower Parkway in west Macon. Commercial development has also spread to the areas along the I-75 interchanges at Riverside Drive and Bass Road, and along Hartley Bridge Road in south Bibb County.



The City also has several older commercial neighborhoods that exhibit satellite central business district characteristics, such as the Ingleside and Vineville neighborhoods. The Ingleside Village shopping area is an excellent example of how an older suburban commercial area can be revitalized with streetscape improvements, an excellent mix of shops and restaurants, and dedicated business owners working together for the betterment of the area. The City's downtown area has a high concentration of office and commercial space. In recent years, upper floor commercial and office space in the downtown area has been converted to residential uses.

Macon's major industrial areas are vast and varied. The Downtown Industrial District extends south from the downtown area along Broadway and State Route 247 to the Middle Georgia Regional Airport. Other large industrial areas include the Ocmulgee East Industrial Park, the Interstate 75 Business Park, Airport East Industrial Park, Airport South Industrial Park, and the Sofkee Industrial Site.

The City of Warner Robins contains several older residential areas, which were built in the late 1940s to early 1960s during the early development of Robins Air Force Base (RAFB). As RAFB has grown, so has the need for housing in a variety of housing types. Through an aggressive annexation and utility expansion policy, the City of Warner Robins has residential development that has expanded to the west and south. New residential development has not been limited to the City of Warner Robins alone. The City of Centerville and the unincorporated area of Houston County north of Highway 96 have seen a boom in new housing in suburban-type subdivisions.

The City of Warner Robins has a small "downtown" area that once was a thriving commercial activity center in the early development of the City. There is an ongoing attempt on the part of City officials to revitalize this area. A branch of Macon State College has opened in close proximity to the old downtown center, and it is hoped this will

be a springboard to other public and private investment in the area.

As Warner Robins grew, commercial development did not focus on certain nodes at major intersections, but instead spread along the City's primary traffic arteries (Watson Boulevard and Highway 247 Connector, Russell Parkway and Houston Lake Boulevard) in a "strip" development pattern, with a permeation of power poles, signs, and curb cuts. As development is moving further out, older commercial buildings are being abandoned for the new development, thus creating pockets of blight. The primary industrial areas are located at and near Robins Air Force Base.

Milledgeville and Perry are the region's third and fourth largest urbanized areas, respectively. These cities exhibit traditional small city urban development patterns, consisting of a downtown central business district surrounded by suburban residential and commercial uses. Milledgeville has a high concentration of institutional uses due to the presence of Central State Hospital, the Youth Development Center (YDC), and the campuses of Georgia Military College and Georgia College and State University. Industrial and manufacturing uses form the heart of Perry's economic base. Both cities have extensive suburban commercial districts in the fringe areas along major highways.

The region contains numerous small urban centers scattered throughout the rural areas, such as Byron, Fort Valley, Eatonton, Forsyth, and Gordon/Ivey. Most of these urban centers range in population from 4,000 to 8,000. The cities have small downtown cores, usually limited to four blocks or less, surrounded by low-intensity suburban residential districts. They serve as important business and finance centers for the surrounding rural areas. The remaining smaller cities exhibit traditional village development patterns.



Rural development patterns within the region differ slightly, due to varying economic conditions. Within the metropolitan area counties, rural residential densities tend to be higher with forest and agricultural uses less prominent. Rural residential development intensities are lowest in the southern portions of the region where agriculture and mining are predominant. Rural areas north of the Fall Line are characterized more by forest lands, especially in the areas surrounding the Oconee National Forest and the Piedmont Wildlife Refuge. This situation may be reflective of the higher average land values north of the Fall Line, which make agricultural uses less profitable.

Development Implications

The existing urban development patterns in Macon and Warner Robins appear to leave limited opportunities for future development. Although infill development opportunities exist, many developers are opting for new development in suburban areas, due to lower land investment costs and improved transportation access. The existing cities within the region will have to find new ways to compete with suburban areas for future development. The larger cities in the region may be able to encourage some infill development by making appropriate changes to their zoning regulations thus providing greater development design flexibility in urbanized areas.

The rural areas south of the Fall Line and outside the Macon metropolitan area exhibit a strong historical agricultural base. Developable open space is abundant in these areas; however, they suffer from poor access to established population centers and basic infrastructure. The low average of residential densities in these communities makes it too costly to significantly expand urban-level public facilities to support substantial economic development. The majority of development in these areas should be encouraged to locate around existing urban centers through cooperation between public

works (infrastructure provision) and development officials (zoning and development control ordinances).

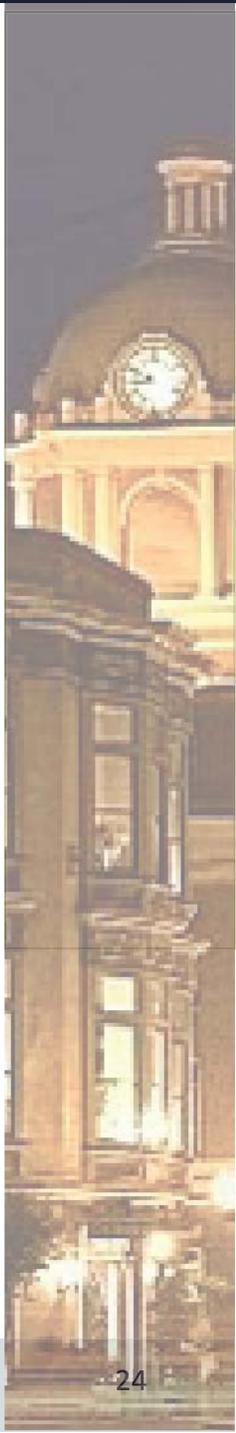
North of the Fall Line, the rural development patterns differ. Development densities tend to be higher, and most of the open space land is forested. Extensive and varied natural resources are prevalent in the northern counties, including numerous large lakes, portions of two national forests, several wildlife refuges, the Ocmulgee National Monument, and the only two existing State parks in the region. These resources help keep average property values higher than in the southern counties, thereby enhancing future development opportunities.

Despite the relatively high percentage of agriculture and forest lands, the Middle Georgia region has a good balance and diversity of developed uses. This land use balance establishes a firm base for diverse economic development opportunities. It also creates a stable economic base for the region.

Residential Development

Most of the region's recent residential developments have been built just beyond the boundaries of existing cities, with a high concentration of activity in a ring surrounding the cities of Macon and Warner Robins. As improvements to the regional road network are made, more residents of the metropolitan area are likely to demand housing outside the existing cities where the property tax burden and housing costs are lower. For example, the extension of the Fall Line Freeway could potentially open large areas of southern Jones County and northern Twiggs and Wilkinson Counties to increased residential development.

Residential development activity has been greater in the counties north of the Fall Line. Possible explanations for this trend include the



abundance of natural resource amenities in this part of the region and a closer proximity to the Cities of Atlanta and Macon. Of the communities south of the Fall Line, Houston and Peach Counties have experienced the greatest level of residential development activity.

Infrastructure and Development

The location, form, and availability of basic infrastructure and community facilities are important indicators of potential development. Urban development patterns cannot be supported without adequate transportation facilities, water and sewer systems, and electrical utilities.

The Middle Georgia region provides a wide range of quality public facilities. Existing transportation services are generally adequate to support the region's growth and development needs. The region also has excellent access to power and natural gas, both of which are vital to future growth. Water service is generally satisfactory, especially within the Macon/Warner Robins Metropolitan Areas.

Sewer service is one of the most significant potential infrastructure constraints, due to the limited availability of municipal sewer systems. Lack of sewer service can be a serious constraint to future growth in two ways. First, wastewater treatment is a vital service to many major industries that might consider locating in the region. Second, sewer service is often needed to mitigate potential environmental impacts of development in areas with sensitive soils or other environmental constraints.

Another potential development constraint is solid waste disposal. While all governments currently have capacity to dispose of their solid waste, many lack effective, long-term disposal solutions. As federal waste disposal laws become more stringent, many business-

es and industries will need assurances that local governments can handle their future solid waste disposal needs. Communities that cannot provide the necessary assurances may find themselves at a competitive disadvantage for future growth and development.

The majority of residential development is located in areas, which are currently served by water service, sewer service, or both. Most of the recent development has occurred mainly in northern and southern Bibb County, Houston County and Warner Robins between Russell Parkway and Highway 96, southwest Jones County, southern Monroe County, and along Lake Oconee in Putnam County. The area along Lake Sinclair in Baldwin and Putnam Counties is beginning to transition from vacation homes to permanent residences. Growth in the Lake Sinclair area is expected to increase rapidly with the installation of a public water system on Lake Sinclair and the expansion of sewer service in northern Baldwin County. The City of Forsyth in Monroe County and the City of Gray in Jones County are positioning themselves for future growth by looking at alternatives to expand their water and sewer infrastructure.

As witnessed in the growing areas of Bibb and Houston Counties, commercial development soon follows residential development to meet the demand of the residents of the area. Existing water and sewer infrastructure is satisfactory to handle new commercial development; however, the local governments will be challenged to meet the increased traffic volumes in these growing areas. Though there are several road improvements under construction or planned in the Macon and Warner Robins area, traffic demand in the next 20 years will create considerable congestion problems, particularly in the growth areas, unless additional road improvements are made or other transportation alternatives are provided. Both the Macon Area Transportation Study (MATS) and the Warner Robins Area Transportation Study (WRATS) have attempted to address these issues in their transportation plans.



The following areas have been identified as having the potential for development to outpace infrastructure capacity in the planning period:

Bibb County: Growth in the northern and southern portions of the County could potentially strain the street and highway network as well as create problems for the interstate and major arterial network serving the areas.

Houston County: Continued development, as noted above, between Russell Parkway to Highway 96 and south to Perry places a strain on the surrounding road network and on the limited arterial network serving major employment centers such as Robins Air Force Base. This area is located along a major groundwater aquifer, and residences are predominantly served by private sewer systems (septic tanks). A future potential need is the provision of public sewer service to the area.

Jones County Continued growth in southwest Jones County, and projected growth in and around the City of Gray, pose potential future water supply issues.

Monroe County Continued growth in northern sections of the county off I-75 poses long-term water supply and sewer issues.

Peach County Growth in the eastern portion of the county around Byron and along Highway 247 Connector and the Russell Parkway extension will require water and sewer service. The surrounding local road network will see substantial increase in traffic volume as this area further develops.

Putnam County: Continued growth along Lake Oconee will likely create traffic congestion problems for the local road network. As demand grows, there will be a need for a long-term solution to water and sewer infrastructure.

Wilkinson County The developing area along the proposed Fall Line Freeway may require a long-term solution for the provision of public water and possibly sewer service.



Environmentally Sensitive Areas

The Middle Georgia Regionally Important Resources (RIR) Plan is a valuable tool when considering the impact and affect projected development has on environmentally sensitive areas. The plan serves as a guide for the protection and management of the many important natural, cultural, and historic resources found throughout the Middle Georgia region. The resources identified in the plan are those determined to be of value to the region and thus the State, and to be vulnerable to the effects of uncontrolled or incompatible development. Additionally, the plan lays a foundation for improved local, regional, and State-level coordination in protecting and managing these important resources.

Contained within the RIR Plan is the identification of appropriate development practices recommended for developers when designing new developments to be located near RIRs, and general policies and protection measures recommended for use by local governments in making decisions that affect RIRs.

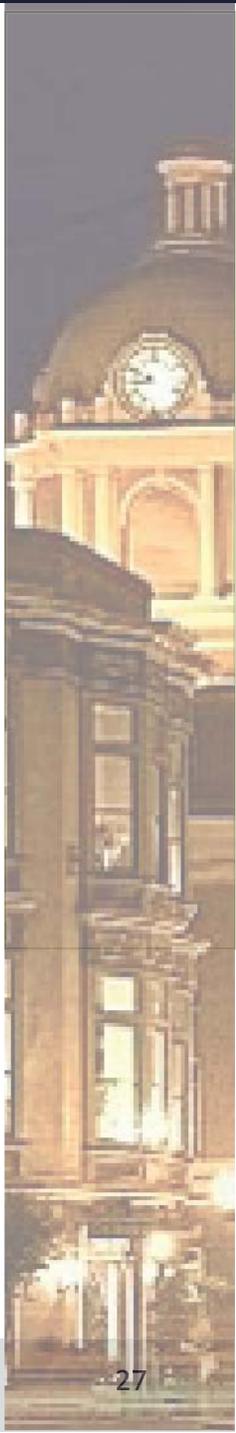
It is important to note that the existence of natural constraints within an area does not represent a permanent obstacle to future development. Clearly, trade-offs are necessary to promote sound and efficient development patterns. The most appropriate focus of environmental conservation should be to ensure that the development impacts that do occur are minimal and represent a reasonable balance between local development needs and the need for natural resource preservation. Sensitive natural resources should not be developed wantonly and unnecessarily. Sound engineering and design standards should be encouraged in sensitive areas to ensure that natural resource impacts are managed properly.

Implications for Local Governments

The development pattern projections simply serve as a guide for development over the next 20 years, based on existing and potential development capacity and the development plans of Middle Georgia's local governments. Any changes in infrastructure service areas or projected growth rates could necessitate expansion of the developing areas reflected on the Projected Development Patterns Map.

As stated previously, each local government must interpret for themselves how specific land uses should be distributed within each categorized area on the Projected Development Patterns Map. Furthermore, local governments should realize that the designation of an area as rural uses does not preclude or prohibit its development for more intense land uses at some point in the future.

Additionally, future local growth patterns are not necessarily dictated by past trends. Local governments have the capacity to proactively and progressively plan for future development. They can invest in infrastructure improvements, initiate new job training programs, and adjust public policies to encourage new growth. Perhaps the biggest obstacle to local change is the lack of a clear future vision. This plan has been prepared to serve as a regional foundation for that vision.



Areas Requiring Special Attention

An evaluation of land use trends within the region was completed to identify specific areas that will require additional consideration when undertaking new planning projects or initiatives. The Projected Development Patterns Map and Comprehensive Plans of the communities within the Middle Georgia Region were consulted to assist in identifying the following six (6) Areas Requiring Special Attention:

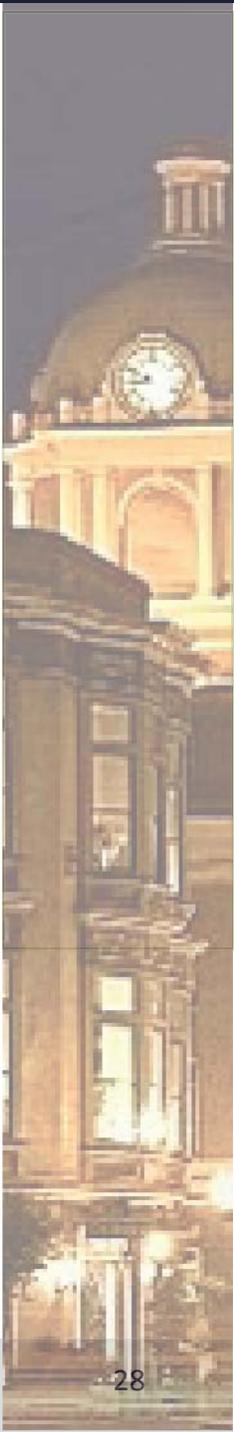
1. Regionally Important Resources – Heritage/Parks and Forestry/Water, as delineated in the RIR Plan
2. Urban Areas – larger, metropolitan locales
3. Rural Areas – small towns or pastoral areas with minimal development
4. Developing Transportation Corridors – as identified on the Projected Development Patterns Map, particularly segments of Interstates 16 and 75.
5. Lakes Area – in and around Lake Sinclair and Lake Oconee
6. Robins Air Force Base – the Base itself and areas directly adjacent

The Areas Requiring Special Attention within the Middle Georgia Region each fall into one or more of DCA's six (6) categories of recommended review, with the exception of Robins Air Force Base, as delineated below.

- Areas identified on the Regionally Important Resources Map
 - Regionally Important Resources

- Areas where significant natural or cultural resources are likely to be impacted by development
 - Regionally Important Resources
- Areas where rapid development or change of land uses are likely to occur, especially where the pace of development has and/or may outpace the availability of community facilities and services, including transportation
 - Urban Areas
 - Developing Transportation Corridors
 - Lakes Areas
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)
 - Urban Areas
 - Developing Transportation Corridors
- Areas with significant infill development opportunities, including scattered vacant sites, large abandoned structures, or sites that may be environmentally contaminated
 - Urban Areas
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the region as a whole
 - Urban Areas
 - Rural Areas

All six (6) of these Areas Requiring Special Attention within the Middle Georgia Region will be further described in the Regional Agenda through a defining narrative, which will focus on identifying recommended implementation measures to achieve desired development patterns.





Consistency with Quality Community Objectives

Overview

The Georgia Department of Community Affairs has established fifteen (15) Quality Community Objectives, categorized in four (4) broad areas of community development, as standards to which communities should strive to attain greater levels of sustainable, quality growth. A supplemental Quality Growth Assessment Tool (see Appendix C) assists the evaluation of current policies, activities, and development patterns which exist throughout the Middle Georgia Region. In addition to utilizing the tool from a regional perspective, the individual Quality Community Objectives section of each community's Comprehensive Plan were also reviewed.

Much of the following narrative is in response to specific questions in the Assessment Tool. The intention is to provide a broad overview of how the region is positioned in regards to meeting DCA's Quality Community Objectives while also highlighting specific circumstances in individual communities. This analysis will be used to identify areas in need of improvement or further development, assist in identifying additional issues and opportunities, and to provide a foundation for developing the *Regional Work Program* (to be undertaken by the Regional Commission) and *Strategies* (to be undertaken by agencies other than the Regional Commission) in the *Regional Agenda* portion of the plan.



Development Patterns

Traditional Neighborhoods

“Traditional Neighborhood development patterns should be encouraged, including use of a more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.”

The Middle Georgia Region is largely comprised of small towns and cities where the County Courthouse is the central business district anchor with traditional residential neighborhoods adjacent to downtown. Many communities have good connectivity both in and around the downtown area and to adjacent residential neighborhoods, which allow several errands to be made on foot. While new subdivisions continue to be built in all Middle Georgia communities, there has been an increased emphasis on incorporating mixed use districts and some traditional neighborhood development patterns into local land development regulations. Most communities also allow for Planned Unit Developments in designated areas.

The majority of the small towns and cities have and maintain the sidewalk network, which enable walking by those who choose to do so. Some Middle Georgia communities have taken an even more proactive approach to increasing walkability, safety, and connectivity within the downtown and adjacent residential areas through the completion of GDOT-funded Pedestrian Facility and Sidewalk Infrastructure Improvement Plans.

The location of schools varies by community with a number of elementary schools located in neighborhoods; however, in most communities the middle and high schools are located along moderately high traffic areas where if sidewalks are present, walking is not safe or feasible. A few communities have taken pro-active measures to increase the number of school-age children who walk and bike to school through participation in the GDOT Safe Routes to School Program.

Infill Development

“Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.”

Every community within the Middle Georgia Region is actively working toward the development and re-development of vacant and brownfield sites within its industrial parks. This effort is aided by the local Development Authority's, which maintain inventories of local sites with larger, cross-jurisdictional projects aided by the multi-county joint development authorities.

The most focused attention is on new industrial development or expansion of existing industry within established industrial parks. There is some activity in redeveloping brownfield sites, particularly former textile mills and factory buildings, most of which are located on the fringes of downtown areas. The areas which would benefit from greater attention are the many aging, underutilized, and vacant strip mall shopping centers and areas of abandoned big box retail stores. Communities are regularly allowing new shopping centers to be developed and failing to encourage the redevelopment of the greyfield spaces, which are left behind when businesses abandon the old strip centers in favor of the new ones.

The City of Macon has led the way with downtown redevelopment and the construction of loft-style residences above storefronts in historic commercial buildings. The other smaller Middle Georgia towns have expressed interest in adding loft-style living to downtown commercial areas to provide for greater housing choice; however, the economy has contributed to a decline in these real estate development efforts.



There are varying degrees of nodal development within the communities of Middle Georgia. A lack of planning for development is particularly apparent in the more rural communities where the economic situation has been felt more strongly. In these instances, communities are eager to achieve any type of development that they are hesitant to impose any location or design restrictions on potential businesses.

Sense of Place

“Traditional downtown areas should be maintained as a community focal point. Where this is not possible, activity centers should serve as such points. Community focal points should be attractive, mixed-use, and pedestrian-oriented where people tend to gather for the purpose of shopping, dining, socializing, and entertainment.”

The downtown commercial districts of Middle Georgia are particularly distinctive. A few communities do not have delineated downtown areas, particularly the Cities of Centerville and Warner Robins, which are located in Houston County. Both cities, however, are currently taking steps to create a distinct downtown area to promote sustainable growth in nodal mixed-use development with offices, retail, restaurants, and living spaces. The City of Centerville has crafted a new zoning ordinance overlay district to promote the creation of its downtown center, and Warner Robins engaged a consulting firm to complete a downtown Master Plan to assist in its efforts to create a downtown destination center.

Regionally, Middle Georgia has a rich heritage and utilizes it to support and maintain a sense of place. Many communities have established local historic districts and accompanying design standards.

Beyond historic district design guidelines, many Middle Georgia communities have been slow to adopt ordinances aimed at regulating the aesthetics of new development.

A few communities have a detailed zoning code with illustrations identifying appropriate and desired development; this, however, is far from widespread across the region. Many communities do not offer a development guidebook that illustrates the type of new development wanted in the community. Further, while there are varying degrees of sign ordinances within the region; most communities have included some time, place, and manner restrictions on signage within zoning ordinances.

Agriculture is an important, although declining, industry in the region; however, no community has locally enacted plans to designate or protect farmland from development, leaving it up to the individual property owner to seek out state and national programs supportive of farmland protection.



Transportation Alternatives

“Alternatives to the automobile should be made available to each community. They include mass transit, bicycle routes, and pedestrian facilities.”

Macon is the only Middle Georgia community with an established, regular public mass transportation program. Some of the rural communities support a 5311 rural-transit program. As stated earlier in the Traditional Neighborhoods section, the downtown areas of Middle Georgia cities have a good sidewalks network providing pedestrian connectivity to downtown destinations. The degree of required connectivity to existing sidewalk for new development and provision of user-friendly sidewalks varies by community. Most communities realize the value of pedestrian-friendly downtowns and the importance of pedestrian access and connectivity between destinations. The City of Roberta, for example, while too small a community to support public transportation, has a vision of becoming a golf cart-friendly community to enable alternative transportation for those too elderly to walk or ride a bike but still desire mobility that does not involve a motor vehicle.

Many communities are taking a proactive approach in improving bicycle and pedestrian facilities as evidenced in the many Transportation Enhancement Streetscape Improvement Projects currently in the planning or construction stages in the region. A number of communities have also recently completed Pedestrian Facility/Sidewalk Infrastructure Improvement Plans, which include specific objectives and projects. The Middle Georgia Regional Bicycle Plan identifies regional bike routes for future development. An update to the Regional Bicycle Plan is scheduled to take place during FY 2010, and a couple of Middle Georgia communities have already identified new bicycle routes to develop and provide greater connectivity to other communities within the region.

Regional Identity

“Each region should promote and preserve a regional “identity” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.”

Middle Georgia is within the State’s Piedmont region and traditionally has been a largely agricultural area; however, trends are indicating a steady decline in agricultural activity and dependence. The region also benefits from being the geographical center of the State of Georgia and as such is in a prime location with easy access to Atlanta and the coastal ports.

The presence of Robins Air Force Base (RAFB), which is centrally located in the region in Houston County, provides a unique aspect to business development. A smaller, five-county area that includes RAFB has aligned to form the Aerospace Region with a focus on increasing aerospace support and businesses within the area to support the operations of the Base, the region’s largest economic engine.

All of the communities in the Middle Georgia region, while distinctly different from each other do share similar architectural themes and heritage. These shared characteristics are advanced through participation in the Georgia Department of Economic Development’s regional tourism partnership. All Middle Georgia Communities are within the Historic Heartland travel region, with the exception of Pulaski County, which is within the Magnolia Midlands travel region.



Resource Conservation

Heritage Preservation

“The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.”

Middle Georgia has an abundance of historic resources, with three National Historic Landmarks (Raines-Carmichael House and Hay House in Macon; Governor’s Mansion in Milledgeville), the Ocmulgee National Monument, and a considerable number of individual properties and historic districts listed in the National Register of Historic Places. The City of Macon is said to have the most historic resources listed in the National Register than any other community in Georgia.

In addition to the impressive number of state and national listed historic resources, there are seven (7) Middle Georgia communities that have active Historic Preservation Commissions providing oversight to locally designated historic districts. While all of the local districts have design guidelines, the majority of them have *customized* design guidelines, which reflect the unique community character and seek to ensure that new infill development is compatible with the community’s existing architecture.

The Middle Georgia communities also all participate in the regional Middle Georgia Historic Preservation Advisory Committee (HPAC). The organization is a group of locally appointed area citizens working actively together to promote and preserve the rich cultural heritage of the region.

Open Space Preservation

“New development should be designed to minimize the amount of land consumed, and open space should be set aside from development to be used for public parks or greenway/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.”

There are no communities within Middle Georgia that have active Greenspace Plans or Programs. The Oconee River Greenway Authority is the only regional entity working toward open space preservation. The organization is a State authority, which partners with local communities along the Oconee River to preserve and protect the natural and cultural heritage of the corridor. The first phases of the project have been focused along the portions of the Oconee that travel through Baldwin and Wilkinson Counties.

Even though Middle Georgia does not have any formalized local land conservation programs, there are a number of active projects within various communities aimed at retaining and utilizing green spaces. In addition to the number of small-scale recreational trails projects, some of the region’s larger multi-phased projects include the Hawkinsville River Walk, Ocmulgee Heritage Trail, and the newly created Balls Ferry State Park.



Environmental Protection

“Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life in the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.”

The most comprehensive Natural Resource inventory in the region is found in the RIR Plan. The local communities are aware of the defining natural resources, as these were identified in each community comprehensive plan along with measures to protect these fragile, irreplaceable resources.

There are seven (7) communities within the region that are members of the Tree City USA program, which is supported through the Arbor Day Foundation, USDA Forest Service Urban and Community Forestry Program; these are: Eatonton, Fort Valley, Gordon, Macon, McIntyre, Robins Air Force Base, and Warner Robins. All Tree City USA communities must meet four standards to qualify for the Tree City USA program, which include 1) a tree board of directors, 2) a tree care ordinance, 3) a community forestry program with an annual budget of at least \$2 per capita, and 4) an Arbor Day Observance and Proclamation.



Social and Economic Development

Growth Preparedness

“Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, and ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.”

All communities within the Region have completed a full or partial update to their comprehensive plans within the past five (5) years, which include population projections, a future development patterns map, a public participation/awareness element, and an update to the Capital Improvement Program Element, where applicable. Many Middle Georgia communities have also recently reviewed and amended their land development regulations.

The Regionally Important Resources (RIR) Plan includes an inventory, which includes all regionally significant natural resources but may not account for some locally important resources. While the communities have identified desirable areas for growth and development, which are based on local knowledge of the areas, they are not based on a specific local natural resources inventory of the community.

Appropriate Businesses

“The business and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability linkages to other economic activities in the region, impact on the resources in the area, and future prospects for expansion and creation of higher skill job opportunities.”

Every county has a Development Authority and Chamber of Commerce, most of which work jointly toward business retention and recruitment. A number of communities are rural and largely dependent on one or two employers and within the past few years have begun to realize the need to diversify the local economic base. The Kaolin Industry, for example, was the economic backbone of both Twiggs and Wilkinson Counties, and the industry’s decline over the past decade has awakened the communities to the necessity of cultivating additional industry.

The economic development organizations and regional joint development authorities have a strong understanding of the types of businesses already in the communities and consistently work toward the recruitment of compatible business and industry. The communities that comprise the Aerospace Region are particularly dedicated to cultivating business and industry congruent to the operations of Robins Air Force Base.



Employment Options

“A range of job types should be provided in each community to meet the diverse needs of the local workforce.”

Over half of the counties within Middle Georgia have been designated as “Entrepreneur Friendly” communities by the State of Georgia, these include: Baldwin, Houston, Jones, Peach, Pulaski, Putnam, and Wilkinson. Most of the communities have a number of jobs for unskilled labor and are working to expand job opportunities for skilled laborers, particularly in the rural areas, which traditionally have been single industry communities.

Housing Choices

“A range of housing sizes, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances) to promote a mixture of income and age groups in each community, and provide a range of housing choices to meet market needs.”

The communities of Middle Georgia are well-situated to allow those who work in their communities to also live there with some housing available at each income level (low, moderate, above-average). While only a few communities currently have downtown loft-style living, a number have either begun to develop lofts or have indicated a desire to develop them. The City of Macon, for example, has a community development corporation, In-fill Housing, which focuses on redeveloping; improving existing low-income housing; and build-

ing new, higher quality housing for lower-income and fixed income households. Most communities also have vacant and developable land for multi-family housing and allow it to be developed within their communities.

New residential developments in areas adjacent to downtowns are usually encouraged through a traditional neighborhood development zoning classification to maintain existing street patterns and setbacks. However, in areas further from city centers, traditional large-lot suburban development remains the norm throughout the region.

Educational Opportunities

“Educational training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.”

Whenever possible, the communities in the region utilize State workforce training programs such as Quick Start and Georgia Work Ready. In addition, there are a number of workforce development centers located throughout the region. The region also has an abundance of higher education opportunities, with eight (8) colleges, universities, and technical schools. While the region does offer entry-level job opportunities for recent graduates, particularly in the larger cities of Macon and Warner Robins, many college graduates do not stay and work in Middle Georgia, choosing instead to go to Atlanta or other larger metropolitan areas. Another trend noted by local business



Governmental Relations

owners is the phenomenon of recent college graduates staying and working in the region for two to three years to gain experience then moving onto larger markets.

Regional Solutions

“Regional solutions to needs shared by more than one local jurisdiction are preferred to separate local approaches, particularly where this will result in greater efficiency and less cost to the tax payer.”

The communities in Middle Georgia approach a number of planning areas from a regional standpoint, from Economic/Workforce Development and Environmental Protection to Transportation and Tourism. Nearly every community is a member of a regional joint development authority, and all communities are active in the Middle Georgia Clean Cities (MGCCC) and Middle Georgia Clean Air Coalitions (MGCAC). Middle Georgia Communities also participate in the Georgia PINES Library System, and a few cities and counties have joint E-911 and emergency response services.

Regional Cooperation

“Regional Cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly when it is critical to the success of a venture, such as protection of shared natural resources or development of a transportation network.”

The communities of Middle Georgia consistently work together on regional issues through involvement in the regional organizations such as the Clean Air and Clean Cities Coalitions and participation in joint development authorities. The cities and counties also work jointly for purposes of comprehensive planning and establishing Service Delivery Strategies. An example of a regional venture, which is still in the development phase, is the proposed commuter rail line between Macon and Atlanta. As it progresses, this undertaking will require concerted collaboration among regional and state stakeholders. The monthly Middle Georgia Regional Commission Council meetings also provide a more relaxed forum for community leaders to maintain contact, build connections, and discuss issues of regional concern.





Supporting Analysis of Data and Information

Population

Rate of Growth

Over the past two decades, the Middle Georgia region has continued to experience steady population growth. According to the U.S. Census Bureau, total population within the 11-county region increased by 50,938 from 1990 to 2000, a 13 percent increase. Current census data indicates that this rate of growth has continued in recent years.

The Warner Robins Metropolitan Statistical Area (MSA), which includes all of Houston County, was among the fastest growing in the nation for 2007-2008, according to the U.S. Census Bureau. According to its figures, the population in the Warner Robins area grew by 2,189 people, from 130,972 in July 2007 to 133,161 in July 2008. This represents a 1.7 percent increase, making it the 73rd fastest growing of the 363 MSAs in the United States. Macon, the region's other MSA, includes Bibb, Crawford, Jones, Monroe, and Twiggs Counties. The Macon MSA's population growth was 0.4 percent in 2007-2008, increasing by 946 people to 230,777 for a ranking of 259th nationally.

Middle Georgia also has two designated Micropolitan Areas, or areas that contain an urban core of at least 10,000 people but less than 50,000. These include the City of Milledgeville and the City of Fort Valley. The Fort Valley Micropolitan Area, which includes all of Peach County, was ranked 30th fastest growing in the country. The Census Bureau reports that it had a 2.1 percent population increase in 2007-2008, growing by 548 people to 26,736.

The current total population of the Middle Georgia region as a whole is estimated at 472,749 and is projected to grow at a rate of 20 percent over the next two decades (see Table 1.2, Appendix B). While Bibb County will continue to constitute a significant proportion of the total population of the Middle Georgia region, Bibb

County's total impact will begin to become less significant given the stable growth rate predicted for the remainder of the region.

Bibb County's total population is only expected to increase 5.8 percent from 2000 to 2025. Houston County will continue to evolve as a major contributor in the region. The total population of Houston County is expected to increase 38.8 percent from 2000 to 2025. Given this rate of growth, Houston County will have been responsible for 49 percent of the increase in total population expected to occur in the Middle Georgia region by 2025. Additionally, the total population of Houston County should begin to approach the total population of Bibb County in the near future. Together, these two counties will continue to comprise approximately 60 percent of the total population for the Middle Georgia region.

The region's more rural and sparsely populated counties all experienced population growth between 1990 and 2000 with the exception of Wilkinson County, which saw its population decrease from 10,228 residents to 10,220. All of the less populated counties are projected to continue to experience modest growth through the year 2025 (see Table 1.1).

Population growth in the Middle Georgia region has been occurring at a higher rate than that of surrounding regions as well as for most of the State. There are several contributing factors to this sustained rate of growth. The presence of Robins Air Force Base and the significant employment opportunities it offers, a burgeoning retiree population lured by the region's warm climate, low cost-of-living, affordable housing and high quality of life, and an expanding employment base resulting from a recent influx of warehousing and distribution companies having located in the region.



Age Distribution

The age distribution for the Middle Georgia region has remained fairly steady from 1980 to 2000. The most significant change was an increase in the 65 and older age group, coming to represent over 11 percent of the region's population in 2000 (see Table 1.5). This increase is partially driven by the maturation of the "Baby Boom" generation, or those born after War World II (1946-1964). Tables 1.3, 1.4, and 1.5 help illustrate this trend towards an increasingly older Middle Georgia population. Age group proportions from 1980 to 2000 in Middle Georgia are in line with State and national trends. Additionally, age distribution projections by the U.S. Census Bureau indicate comparable percentages through 2008.

Middle Georgia's growing retiree population has also contributed to an increase in the region's elderly population. Thus, Middle Georgia communities will want to consider the potential for an aggregated increased demand for services and facilities related to this age group. Such a trend has implications for the region in terms of health care, transportation, housing, recreation, and labor force availability.

Race and Ethnicity

The Middle Georgia region closely mirrors the State of Georgia in racial and ethnic makeup. According to the U.S. Census Bureau, approximately 63.6 percent of the region's population is white and 34.3 percent black. Georgia reflects 65.6 percent of the State's population as white and 30.0 percent as black.

The most notable shift in ethnic composition in Middle Georgia is the increase in residents of Hispanic ethnicity, with the region experiencing a 52 percent increase from 2000 to 2007. The increase in

Hispanic population may be the result of the region's high number of seasonal, manual employment opportunities. Hispanic populations tend to live in areas where there is a variety of seasonal or service-related jobs. Keeping track of the increase of Hispanic residents can aid the region in terms of determining what additional services may be necessary in order to support this growing demographic group.

Income

Table 1.6 illustrates dollar income distribution levels for Middle Georgia households over a 20-year period. Immediately apparent in the data is the fact that the average household income level increased dramatically over a 20-year time period. In 1980, only 21 percent of Middle Georgia households made over \$30,000; in 2000, 59 percent of households were earning over \$30,000 per year.

Middle Georgia has, on average, a larger percentage of households with higher incomes than surrounding regions. This is primarily attributed to the large number of higher paying jobs associated with Robins Air Force Base. With Houston County providing the largest percentage of work force for RAFB, it is not surprising that approximately 55 percent of the Houston County households in 2000 had annual incomes over \$40,000, which was the largest percentage in the 11-county region. Houston County also had the lowest percentage of households with annual incomes below \$20,000 per year (see Table 1.7).

An examination of average income levels (see Table 1.8) also reflects a moderately prosperous region. Average income levels of Middle Georgia counties vary to some extent, with Jones County having

the highest current (2010) average income level (\$52,552) followed by Houston (\$47,955) and Wilkinson (\$46,713). Twiggs County has the lowest average income level (\$37,954). The remaining Middle Georgia counties, Baldwin, Bibb, Crawford, Monroe, Peach, Pulaski, and Putnam, all exhibit similar average income levels ranging from \$40,828 to \$45,594. The noteworthy aspect of this data is that the region as a whole exceeds the national average and is closely approaching the State average. Equally noteworthy is that each of the counties within the Middle Georgia region is projected to experience a general rise in average income levels over the duration of the planning period.

Interestingly, the Middle Georgia region reflects a 17.6 percent poverty rate. This is higher than the State average of 14.5 percent. While income levels within the region have steadily increased, above average poverty rates have remained a persistent issue. Implications for the region include an increased need for social services, workforce development, public transportation, and affordable housing options.



Economic Development

An understanding of the regional economy is critical to planning for future growth and for implementing sustainable economic development activities. Expanding and diversifying the regional economy requires an inventory of existing conditions including the economic base, labor force, and economic resources. A discussion of current regional economic development efforts and emerging trends will assist in the identification of appropriate industries and areas which the region should target for business recruitment, retention, and expansion.

Labor Force Status and Unemployment

As of June 2009, the Middle Georgia Region had a total labor force of 235,135. Of that number 212,351 were employed and 22,784 unemployed, at a rate of 9.7 percent.¹ In one year from June 2008 to July 2009, unemployment in the Middle Georgia Region rose from 6.1 percent to 9.7 percent. Unemployment trends in the Middle Georgia region are reflective of the current economic situation in both the State of Georgia and the United States. The Middle Georgia Regional unemployment rate is equal to the national average (9.7%) and slightly below the state average of 10.5%.²

¹ <http://www.dol.state.ga.us/pdf/pr/laborforce.pdf>

² While the Middle Georgia region's unemployment is slightly lower than the State average of 10.5, there are a few counties that are experiencing unemployment rates greater than the State average: Peach (11.0%), Putnam (11.1%), and Wilkinson (10.8%) between 10.5-11.9% with Baldwin (12.2%) and Twiggs (12.0%) falling between 12.0-13.9.

Per Capita Income and Average Weekly Wage³

The 2008 average per capita income of Middle Georgia is slightly higher than the State of Georgia's average of \$24,558. The Macon Metropolitan Statistical Area (MSA) and Putnam County have the highest per capita income in the region at \$31,486 and \$31,415, respectively, with the Warner Robins MSA closely following at \$30,572. The remainder of the Middle Georgia communities' per capita income ranges from a low of \$23,491 in Wilkinson County to \$27,305 in Pulaski.

Overall, the communities which comprise the Middle Georgia area exhibit a higher per capita income than the State; the average weekly wage is somewhat lower than the Georgia average of \$819, particularly in the more rural communities. Interestingly, while Wilkinson County (one of the most rural communities in the region) has the lowest per capita income, it has the highest average weekly wage at \$740, of all Middle Georgia counties, with the exception of Houston. The 2008 average weekly wage in the Macon and Warner Robin MSA is \$670 and \$778, respectively. The average weekly wage for communities not accounted for in a MSA ranges from \$556 to \$648.

³ Obtained from Georgia Area Labor Profiles for 2008, <http://explorer.dol.state.ga.us/mis/profiles.htm>



Employment by Occupation

The Middle Georgia Region's economy is largely driven by the service-producing sector followed closely by the government sector. According to the Georgia Department of Labor nearly half of fastest growing occupations in Middle Georgia are in the healthcare and computer-related fields for the Middle Georgia and Macon-Bibb Workforce Investment Areas (WIA).⁴ The goods-producing sector, which includes agriculture, mining, construction, and manufacturing, has been experiencing a significant decline in recent years within the region. The closure of several major manufacturing industries and the declining kaolin industry, which since the early 1900s has served as the primary industry in both Twiggs and Wilkinson Counties, has greatly impacted the Middle Georgia Region.

Some of the region's largest employers include: Medical Center of Central Georgia (the second largest hospital in the State of Georgia), Government Employees Insurance Company (GEICO), Blue Bird, Perdue Farms, County Boards of Education (Bibb and Houston Counties, in particular), universities, and local governments. However, one of the largest economic engines within the region is Robins Air Force Base (RAFB). Over 25,584 civilians, contractors, and military jobs are directly affiliated with the Base, and thousands of additional jobs are indirectly present due to RAFB. The economic vitality of Middle Georgia is tied directly to Robins Air Force Base, and any downsizing of this economic engine will devastate Middle Georgia's economy.

⁴ Middle Georgia is WIA #11 and includes all communities within the Middle Georgia Region with the exception of Macon-Bibb, which is WIA #10.

Economic Development Agencies

The Middle Georgia region is well-served by a number of multi-jurisdictional agencies and development authorities including the Central Georgia Regional Development Authority, the Fall Line Regional Development Authority, the Middle Georgia Regional Development Authority, and the Lake Oconee Area Development Authority. These agencies are referenced in greater detail in the Intergovernmental Coordination section of this plan.

Education and Workforce Development

The majority of public secondary schools within the Middle Georgia Region have lower graduation rates than those in other parts of Georgia and the nation. Of those students that do graduate, many achieve below State and national averages with students scoring lower on graduation tests and SATs. Further, most of the counties within the region have higher dropout rates and special education enrollments than the State average. While secondary education within the region lags behind State and national averages, the region has an abundance of post-secondary educational and training opportunities. The Middle Georgia region is served by eight (8) higher education institutions: Central Georgia Technical College, Georgia College and State University, Georgia Military College, Fort Valley State University, Macon State College, Mercer University, Middle Georgia Technical College, and Wesleyan College.

Some individuals and companies looking to locate in the region may be deterred from doing so due to the quality of secondary education within the region. However, these deficiencies in secondary education are balanced by the high concentration of colleges, technical schools, and universities and emphasis the region places on higher education and technical training.



Economic Development Resources

There are a number of programs and resources located in the Middle Georgia Region to assist in community-specific and regional economic development activities. Among these are the Georgia Quick Start Program, which is nationally recognized for providing customized, high-quality training services at no cost to new or expanding businesses. Small, entrepreneurial businesses are well served by the Georgia Small Business Lender, a Certified Development Company of the U.S. Small Business Administration (SBA), which offers a number of loan programs and the Business Outreach Services (BOS) office located in Macon and operated by the University of Georgia to support businesses in the region. A number of Middle Georgia communities have also received designation by the Georgia Department of Community Affairs (DCA) as Entrepreneur Friendly Communities.⁵

The more recently established Aerospace Region comprised of Bibb, Houston, Peach, and Pulaski Counties and Robins Air Force Base was founded to facilitate regional coordination and cooperation toward attracting related aerospace industry and improving the skills and labor force with students coming out of the educational “pipeline” to support these industries.

Comprehensive Economic Development Strategy (CEDS)

In 1978, the U.S. Department of Commerce Economic Development Administration (EDA) designated the Middle Georgia Regional Development Center as an economic development district (EDD). The purpose of the Middle Georgia Economic Development District is to reduce unemployment and underemployment rates, reduce poverty rates to below State and national averages, reduce out-migration, raise per capita and family income levels to higher levels than at present, create business and employment opportunities and an environment favorable to business and industry expansion, and to grow personal and corporate wealth.

To achieve this aim, EDA requires the EDD to prepare a Comprehensive Economic Development Strategy (CEDS) document that sets specific regional Goals and Objectives and outlines High Priority Projects for the region as a whole and for each individual county within the region. The current CEDS document is for the planning period for FY 2007-2012 with an Annual Performance Report completed each year to provide a report of accomplishments. The development of the CEDS document is achieved through a private-public partnership among local government, community organizations (such as Chambers of Commerce, Development Authorities), and private sector organizations. It is the goal of this CEDS document to outline future opportunities for broader regional cooperation that will create an environment where communities and business can flourish.

⁵ Entrepreneur Friendly Communities in Middle Georgia are: Baldwin, Jones, Houston, Peach, Pulaski, Putnam, and Wilkinson Counties.

More specific objectives identified for the Comprehensive Economic Development Strategy are created to target specific activities essential toward achieving overarching economic development goals within the district. Each of the following objectives relate to at least one of the overarching goals:

- Enhance the local transportation network;
- Enhance water, sewer, gas, and rail infrastructure systems;
- Enhance access to economic development activities through aviation facilities;
- Enhance access to skills training by furthering workforce development activities;
- Promote partnerships with existing businesses and industries to ensure their continued success within the community;
- Recruit suppliers and end-users for materials processed within the district;
- Create jobs suitable for the Middle Georgia district;
- Attract higher-paying jobs within the Middle Georgia district;
- Promote economic development that reduces dependence upon single industries within communities;
- Promote economic development opportunities that strengthen existing economic bases within Middle Georgia communities;
- Enhance the historic-heritage tourism industry; and
- Increase the local tax base as a result of economic development projects.

Housing

The provision of shelter is not only one of man's basic needs, but also is a critical component for the economic and social viability of a community and region. The Middle Georgia region's population and economic base is diverse and growing, and to keep pace, the public and private sectors must work together to ensure a housing supply that is adequate in terms of safety, availability, affordability, and location.

Housing Types and Mix

The most dramatic change in the type of housing stock in the Middle Georgia region over the period from 1980-2000 is the growth in the number of manufactured homes. The number of manufactured homes has increased from 10,258 in 1980 to 29,528 in 2000 or almost 200 percent. Manufactured homes provide an excellent source of affordable housing, particularly among the low-and-moderate income households. They also, however, create a unique set of issues related to tax revenue and structural maintenance that could significantly impact local communities. Manufactured homes are usually classified as personal property instead of real property, even if they are on a permanent foundation. This means that cities and counties receive less tax revenue from manufactured homes than stick-built homes, but households residing in manufactured homes still require the same amount of services as those living in stick-built homes. For stick-built homes, communities can enact codes to ensure the structure is properly maintained. There are no such codes for manufactured homes. Without such codes, communities cannot take any action to prevent these dwellings from becoming substandard.

Outside of the region's urban areas, there is a lack of diversity in the housing stock. This is exemplified by the fact that multi-family units represent eight percent or less of the total housing units in

these counties. Market demands and changes in the socioeconomic structure are likely to lead to greater diversification with construction of more single-family detached dwellings on smaller lots and other single-family dwelling types, including townhomes (fee simple or condominium ownership) and patio homes.

Condition and Occupancy

In the Middle Georgia region, owner- and renter-occupied ratios have remained relatively constant, registering approximately 60 percent and 30 percent, respectively. The highest owner-occupied ratios are found in the rural and suburban areas of the region; Crawford, Jones, Monroe, Twiggs, and Wilkinson Counties. The lowest ratios are occurring in more urbanized areas; Baldwin, Bibb, Houston, Peach, and Putnam Counties, with the exception being Pulaski County. Bibb County, because of its greater diversity of housing stock, far exceeds the region's renter-occupied ratio, while the other urbanized counties; Baldwin, Houston, and Peach Counties; match the region's ratio. As to the vacancy ratio, most of the Middle Georgia counties have ratios equal or lower than that of the entire region. The exceptions to this are Baldwin, Pulaski, Putnam, and Wilkinson Counties.

Two primary methods being used by a growing number of communities in the Middle Georgia region to address substandard housing include conducting housing assessments and creation of Urban Redevelopment Plans. These mechanisms help communities locate and identify substandard and dilapidated housing as well as identify steps needed for the rehabilitation of substandard units and the demolition of dilapidated units.



Cost of Housing

The highest median property values are located in the urban and suburban areas of the region. Because of the availability of jobs and the desire to live within reasonable proximity to the workplace, the demand for housing is greater in the urban and suburban areas, thus increasing the value of the property. Land values are also higher in urban and suburban areas, thus increasing the cost of building a new housing unit. In the rural counties, a large percentage of the housing stock is manufactured homes that are valued much lower than conventional site-built homes, thus significantly reducing the median values in those counties.

The highest median rents are also found in the urban portions of the region (Baldwin, Bibb, and Houston Counties). There are a significant number of renter-occupied units available, but the demand to live in them is great, thus keeping vacancies low and rents higher. The higher cost of land in the urban areas means higher cost of construction for new rental units, thus the need to maintain higher rents to pay for financing costs.

Cost-Burdened Households

Approximately 34 percent of the renter-occupied households in the Middle Georgia region are considered cost-burdened or severely cost-burdened. A significant concern is the high percentage of cost-burdened renter-occupied households in the urban portions of the region (Baldwin, Bibb, Houston, and Peach Counties). This is a concern not only because of the sheer number of households involved, but also a large majority of these cost-burdened households have incomes significantly below the median. A review of detailed 2000 Census data reveals that in these four counties, 76 percent of

the renter-occupied households with annual incomes of less than \$20,000 (approximately 50 percent of the median) are housing cost-burdened.

In comparison, the percentage of owner-occupied households that is cost-burdened or severely cost-burdened is considerably lower (19 percent of the region's owner-occupied households). There are several possible reasons for the lower combined percentage of cost-burdened owner-occupied households. The first is that households can purchase a manufactured home and place in it on a one-acre or more lot for considerably less than a site-built house. The second is that in the urban counties, there are several different homeownership options available (single-family detached on smaller lots, townhomes, patio homes, etc.) that can fit most budgets of moderate and middle-income households.

Special Housing Needs

An examination of the housing needs of residents who are elderly; homeless; victims of domestic violence; migrant farm workers; persons with mental, physical or developmental disabilities; persons with HIV/AIDS; and persons recovering from substance abuse reveals the following: The region's rapidly growing elderly population are going to need a range of housing options in the future, such as independent living, congregate assisted living and acute care facilities; quantifying the homeless population and their housing needs is going to be easier in the future due to the Georgia Department of Community Affairs' "Every Georgian Counts Program" and Kennesaw State's predictive homelessness model; and shelter for victims of domestic abuse is limited to several non-profit facilities in the City

of Macon, thus leaving persons needing this assistance from the remainder of the region without an adequate place of refuge.

Jobs-Housing Balance

For several of the region's urban counties, there is more employment than total housing units, thus many persons working in these counties reside in neighboring counties and commute to work. This could possibly be due to the insufficient amount of workforce housing, or it could be that these persons prefer to live in other counties for various reasons and commute to work.

For the remainder of the counties in the Middle Georgia region, there is a plentiful supply of housing for the current workforce, but there are insufficient jobs for the labor force. For these "bedroom" communities, the key is diversifying their economic base so as to make it attractive for their labor force to work in the county.



Transportation

Road Network

The Middle Georgia region is served by an extensive highway system. Interstate 75 connects the Middle Georgia region to Atlanta and Florida, Interstate 16 links the region to Savannah and its port facilities, and Interstate 475 provides an important bypass to Macon for travelers heading south. A network of major U.S. and state highways links the urbanized areas within the region, as well as provide connections to the State's other major urban centers. As part of the Governor's Road Improvement Program (GRIP), the Fall Line Freeway is designed to connect the Middle Georgia region with Columbus and Augusta.

The proper movement of goods, services, and people is dependent on the region's highway network maintaining an adequate "Level of Service" (LOS). The Macon Area Transportation Study (MATS), the Warner Robins Area Transportation Study (WRATS), and the State of Georgia maintain a transportation planning process to track the LOS on the State and federal highway systems, and to develop long- and short-range plans to improve the deficient roadways.

The Georgia Department of Transportation (GDOT) maintains a rating system on roadway and bridge conditions. These ratings are used by State and local officials to determine the timing and level of work needed on these facilities.

Alternative Modes

The largest provider of public transportation in the region is the Macon Transit Authority (MTA), which operates fixed-route and paratransit service in the City of Macon and parts of unincorporated Bibb County. Eight of the eleven counties in the Middle Georgia region

operate a Section 5311 Rural Public Transportation Program either on their own or under contract. The Middle Georgia Regional Commission serves as the primary contractor with sub-contractual agreements for the Georgia Department of Human Resources' Coordinated Transportation Program. Transit development plans have been prepared for nine Middle Georgia counties. These plans outline transit service needs in these jurisdictions and set forth strategies to address these needs.

The Bicycle/Pedestrian Plan for the Middle Georgia Region recommends a system of interregional bike and shared-use trails connecting major regional points of interest and lays the groundwork for the establishment of a Safe Routes to School (SRTS) program in the region's school districts. Two shared-use trails identified in the plan (Ocmulgee Heritage Trail in Macon and the Oconee River Greenway in Milledgeville) are in various stages of development. Another shared-use trail (a rails-to-trail project connecting Macon and Milledgeville) is in the planning stage. A regional Safe Routes to School program has been established in two county school districts involving six elementary schools and two middle schools. In addition to the regional plan, pedestrian facility/sidewalk infrastructure improvement plans have been prepared for the Cities of Forsyth, Gordon, Hawkinsville, Jeffersonville, and Roberta.

Railroads, Trucking, Port Facilities, and Airports

Freight rail continues to be an important transportation mode to industry and commerce in the Middle Georgia region. Macon is the primary railroad hub in the region. From Macon, major shipping routes run north to Atlanta, east to Savannah and south to Albany



and Valdosta. Active rail lines serve many of the other cities in the region as well.

Passenger rail service is not available in the Middle Georgia region. The City of Forsyth and the City of Macon are on a proposed commuter rail line to Atlanta. Portions of the Middle Georgia region are included in a federally-designated high-speed rail corridor; Macon-Atlanta-Charlotte.

The nearest major airport to the Middle Georgia region is the Hartsfield-Jackson International Airport in Atlanta that provides access to domestic and international commercial passenger service. Five public airports currently provide general aviation and/or commercial air service to the Middle Georgia region: Middle Georgia Regional Airport and Herbert Smart Downtown Airport in Bibb County, Baldwin County Airport, Perry/Houston County Airport, and Hawkinsville/Pulaski County Airport.

Transportation and Land Use Connection

Most of the existing congested areas in the region are corridors, which are experiencing extensive new development, but the surrounding road network currently lacks the capacity to handle the additional traffic demand, or where inefficient development patterns have impacted the capacity of the roadways. An example that is currently being employed to address this issue is the road corridor approach along the Russell Parkway Extension by the City of Warner Robins. This land management process, enacted through its land development regulations, promotes multi-use and nodal development and the construction of alternative forms of transportation (bicycle/pedestrian facilities) that link the new developments in this corridor.

Several small urban areas in the Middle Georgia region are experiencing extensive truck traffic through their downtown areas, impacting efforts to revitalize these areas. An approach being taken by transportation planners is the construction of highway bypasses that are intended to divert through-traffic, including trucks around the downtown areas.

Map

The Transportation Network Map, located in Appendix A, identifies the levels of service for the major components of the local transportation system including: road network; alternative modes; railroads, trucking, port facilities, airports; and transportation and land use connection.



Community Facilities and Services

Water Supply and Treatment

The availability of public water in the Middle Georgia region is a fundamental urban service with every municipality currently served by public water. Additionally, most municipal water systems serve some unincorporated areas, though in many cases, such areas are not extensive. Baldwin, Bibb, Houston, and Jones Counties have public water service covering large sections of their unincorporated areas.

The region's most extensive public water supply and treatment facilities are those of the Macon Water Authority (MWA). The MWA delivers safe, potable drinking water to more than 54,000 customers in Macon-Bibb County, southern Monroe County, and southern Jones County, with the potential of serving other jurisdictions in the Middle Georgia region.

The MWA's Frank C. Amerson, Jr. Water Treatment Plant features a conventional design and enhanced drinking water production capacity of 60 million gallons per day (MGD). The Amerson Plant is also equipped to handle an expansion to 90 MGD of production capacity, if necessary in the future. The Ocmulgee River is the major source of water to Lucas Lake, a 6.5-billion-gallon reservoir covering 625 acres owned by the MWA.

Lake Sinclair has become an important water source for existing and future residents and businesses in Baldwin and Putnam Counties. In fact, the Sinclair Water Authority recently installed 110 miles of new water lines and constructed a new water treatment plant to meet the water and fire protection demands of the area. Additionally, Lake Oconee is a potentially important water supply source for new development that is projected in the area. Currently, the Oconee River is the water source to the City of Milledgeville's two water supply intakes.

Peach County and the Cities of Byron and Fort Valley have identified the need to improve water and wastewater capacity as well as the need for stormwater drainage improvements. This need is a result of the burgeoning residential and industrial growth being experienced in the area.

In general, Middle Georgia residents enjoy a continued supply of good quality water; however, ever-increasing development, and the constant danger posed by non-point source pollution from agricultural operations and urban run-off make water source protection a vital concern. The fact that drought and other weather-related phenomenon negatively affect water supplies further accentuates the regional importance of protecting the region's water resources. Additionally, most communities in Middle Georgia are constantly working to maintain and upgrade water and treatment capacity in order to adequately serve anticipated growth and future demand.

Sewerage System and Wastewater Treatment

Like water, sewer service is primarily an urban service in Middle Georgia. Water and sewer service areas generally overlap, but there are several locations where public water service is available, but public sewer is not. These include the Cities of Allentown, Culloden, Danville, Irwinton, McIntyre, and Toombsboro as well as extensive portions of unincorporated Houston and Jones Counties.

Effective sewage treatment is important for protecting water quality and human health and welfare from the effects of polluted wastewater. Most municipalities in the Middle Georgia region have adequate public sewer service.



Some areas of the region (e.g. portions of Wilkinson County) have experienced problems with soils suitable for on-site sewage management systems. Other areas (i.e. Houston and Baldwin Counties and southern Putnam County) have expressed concerns regarding potential leakage from septic systems into aquifers and/or streams and rivers resulting in possible contamination of the water supply.

Other Facilities and Services

A comprehensive assessment as to the adequacy and useful life of other facilities and services in the region, to include fire protection, public safety, parks and recreation, stormwater management, and solid waste collection and disposal has determined that a common theme among most Middle Georgia communities is a concern related to providing an adequate level of service in projected growth areas. As seen with many of the other categories assessed (i.e. population, transportation, housing, etc.), planning for future growth and development poses the greatest challenge to many Middle Georgia communities.

Additionally, several Middle Georgia communities have an immediate need for upgrade of existing facilities/services. Some examples include inadequate public works and emergency management facilities in Wilkinson County, lack of enhanced 911 service in Wilkinson County and its municipalities, need for a new fire station and police station in the City of Jeffersonville, need for new/expanded county government facilities in Monroe County and Twiggs County, the nearing of capacity of the City of Macon's landfill, and a lack of adequate/sufficient recreation facilities in Jones County and the City of Gray, Crawford County and the City of Roberta, and Twiggs County and the Cities of Jeffersonville and Danville.

Bibb County is also faced with making an important decision regarding its current courthouse located on Mulberry Street in downtown Macon. The facility has been in disrepair for a number of years, and past studies have indicated that the courts have outgrown the current space and configuration. The county's Superior Court judges have issued a court order to provide appropriate facilities by July 2012. Local officials are faced with the challenge of either renovating the existing facility to correct the space limitations and security concerns, or to build a new modern structure. Equally challenging is maintaining and preserving the historical prominence of the current facility if a new courthouse is constructed.

For many Middle Georgia communities, Special Purpose Local Option Sales Tax (SPLOST) revenues are the primary means to fund infrastructure improvements such as roads, streets, bridges, water and sewer, public safety facilities, recreation facilities, and local government buildings.

Natural and Cultural Resources

Often difficult to quantify, factors such as “sense of place” and “quality of life” and “community character” are becoming increasingly important considerations in the planning process. The communities and regions that are most successful in efforts to achieve and maintain these often-intangible qualities are those that understand and capitalize on interrelatedness between natural and cultural resources and other facets of planning in the community such as housing, transportation, and community and economic development. Water resources, for example, provide for a myriad of different needs; among these are drinking water, sewage treatment, electrical generation, industry and mining, recreation, and irrigation of crops. Natural resources, including parks and forests, are important to provide habitat for plants and animals, particularly those threatened and endangered species within the region (see Table 3.5).

Natural and cultural resources also attract a significant number of tourists to the region each year. While tourism is already recognized as important to the regional economy, the niche sectors of heritage, nature-based, agri- and eco-tourism are all becoming increasingly relevant to diversifying a locality’s economic base. Of these tourism niche sectors, heritage travelers are particularly desirable because studies have shown that they tend to stay longer and spend more money than regular tourists. With continued responsible stewardship of the abundant heritage and cultural resources located in Middle Georgia, the region will be able to not only sustain but expand its tourism sector.

To provide a direction for the protection and management of the many important natural and cultural resources in the Middle Georgia region, a Regionally Important Resources (RIR) Plan was developed by the Middle Georgia Regional Commission during the 2009 fiscal year. The resources included in the RIR Plan were determined based upon input from a variety of regional stakeholders (i.e. all local governments, State and Federal Agencies, land trusts, conservation/

environmental protection organizations, etc.), study and evaluation of the resources’ importance and value on a regional level (versus local importance), and the resources’ vulnerability to various human activities. The Plan organizes the RIRs into three categories: Heritage Resources, Parks and Forestry Resources, and Water Resources. Each category concludes with appropriate development practices recommended for developers when designing new developments to be located near RIRs and general policies and protection measures recommended for use by local governments in making decisions that affect RIRs.

Another major component of the plan is the RIR Map, which illustrates the location of each individual RIR, State Vital Areas, Critical Protection Areas (as identified by the Georgia Department of Natural Resources), and any natural and cultural resource areas in the region that have formal protection mechanisms in place (State Parks, Wildlife Management Areas, National Forests, etc.). The primary aim of the map is to provide a visual depiction of the regional green infrastructure network that the local governments need to be aware of when planning and implementing projects with the potential to impact this network.



Intergovernmental Coordination

Cooperation and collaboration are the cornerstones to successful regional planning, and more importantly, to effective plan implementation. The Middle Georgia region is fortunate to have numerous examples of coordination between local governments, state and federal agencies, and local boards and authorities.

One such example is found in Houston County in the form of a group called Vision 2020. Vision 2020 was formed in 2000 to bring representatives of the various governing bodies in Houston County together to keep each other informed about projects they are working on, to encourage long-range planning, and to build cooperation for countywide initiatives. Voting members include the mayors of the Cities of Centerville, Perry, and Warner Robins; the Chairman of the Houston County Board of Commissioners; and a member of the Houston County Board of Education. In early 2009, Vision 2020 members voted to add a representative of the Houston Healthcare System to its membership.

Some other areas where intergovernmental coordination has proven beneficial to the region include:

Economic Development

The benefits of a regional promotion and marketing effort, particularly in the area of tourism, are many. It allows for a pooling of resources; a multi-county area can do more working together than one community can do individually, it is easier to market a region because of the greater amount of amenities offered and it is easier to attract businesses, industry, and visitors to a region than to a single community for the same reason. Additionally, it's more cost-effective to market and promote a multi-county region than a single local entity.

Some examples of coordinated economic development efforts in the Middle Georgia region include the Central Georgia Joint Development Authority (member governments include Bibb, Crawford, Jones, Monroe, and Twiggs Counties); the Middle Georgia Joint Development Authority (member governments include Houston, Peach, and Pulaski Counties); the Fall Line Industrial Authority (Baldwin and Wilkinson Counties); and the Middle Georgia Consortium, a regional association of workforce development agencies, business leaders, and other local partners seeking to improve the labor market success of Middle Georgians. The Consortium's service area includes the counties of Baldwin, Crawford, Houston, Jones, Monroe, Peach, Pulaski, Putnam, Twiggs, and Wilkinson.

Environmental Protection

Environmental protection is another area where intergovernmental cooperation and collaboration is often critical to success. Environmental problems typically do not confine themselves within the borders of a single city or county. For example, a contaminated stream segment located in the northern portion of the region can potentially impact water quality in communities located in the southern portion of the region. Only by working collaboratively can the affected communities adequately resolve or mitigate the situation.

The Middle Georgia Clean Air Coalition (MGCAC) and the Middle Georgia Clean Cities Coalition (MGCCC) are two organizations that have recognized the need for regional cooperation. Both have been instrumental in spearheading regional efforts to implement the actions needed to have Bibb County and a portion of Monroe County removed from U.S. Environmental Protection Agency Ozone Nonattainment Area designation.



The MGCAC, made up of county commissioners and mayors from Bibb, Crawford, Houston, Jones, Monroe, Peach, and Twiggs Counties and their associated municipalities, has been working in partnership with other state and local organizations and agencies to develop effective strategies to reduce air pollution in the region.

The MGCCC is made up of over 30 regional stakeholders and is committed to improving the region's air quality by increasing public awareness, facilitating the use of alternative fuels, and promoting economic opportunity through implementation of clean air strategies. The MGCCC also acts as the program management arm of the MGCAC. By coalescing efforts, both organizations progress toward their respective goals.

The Middle Georgia region also has several, active Total Maximum Daily Load (TMDL) Implementation Plan advisory groups. These advisory groups are made up of local government representatives; civic organizations; major landholders; agricultural, forestry, and industrial interests; and environmental groups. The advisory groups were formed to help determine water pollutant sources of impacted stream segments and to identify appropriate management practices needed to eliminate or mitigate the pollutant sources.

Robins Air Force Base (RAFB)

Middle Georgia is proud and honored to be the home of Robins Air Force Base. EDIMGIAFAD can be seen, heard, and experienced daily throughout the region. Simply translated it means: Every Day in Middle Georgia is Armed Forces Appreciation Day. It has become more than just a slogan – it's a way of life in Middle Georgia.

Commonly referred to as the “economic engine” of Middle Georgia, Robins Air Force Base is the largest industrial complex in the State as well as the single largest employer in the Middle Georgia region, employing over 21,000 military members, civilians, and contractors. The Base had an annual net payroll of \$1.502 billion, annual expenditures of \$162 million, and a federal retiree payroll of \$544 million in fiscal 2007. In addition, the value of indirect jobs created because of the Base was estimated at \$1.688 billion.

An important supporter of RAFB is the 21st Century Partnership. The Partnership is a non-profit organization, composed of elected and non-elected Middle Georgians, which functions as the community focal point for providing support for Robins Air Force Base. The mission of the Partnership is, from a community partner perspective, to enhance the military value of Robins Air Force Base and the military value of the Middle Georgia community.

The Partnership's efforts in assessing the region's capacity to support current and new Department of Defense (DoD) missions, coordinating with RAFB and community agencies to ensure quality growth planning and advocating the availability of adequate community resources to enhance quality of life for assigned personnel (e.g., education, health care, affordable/suitable housing, childcare, deployed spouse support, etc.), have proven to be an important consideration during past Base Realignment and Closure (BRAC) evaluations.



Historic Preservation

The Middle Georgia Historic Preservation Advisory Committee (HPAC) is a dedicated group of community representatives who are committed to the promotion, protection, and utilization of Middle Georgia's heritage resources. The member communities value the opportunity to come together, on a regular basis, to learn about current preservation initiatives happening in both the region and the State. The HPAC also provides a valuable forum for member communities to discuss common concerns and issues and to share successes.

Transportation

The Middle Georgia region is home to two Metropolitan Planning Organizations (MPOs); the Macon Area Transportation Study (MATS) and the Warner Robins Area Transportation Study (WRATS).

The Macon Area Transportation Study is responsible for conducting the metropolitan transportation planning process for the City of Macon, Bibb County, Payne City, and a southern portion of neighboring Jones County. MATS is comprised, primarily, of local elected officials as well as representation from significant transportation providers. Other stakeholders include the Georgia Department of Transportation, Macon-Bibb County Transit Authority, and the Macon Water Authority. Additionally, staff from the Macon-Bibb Planning and Zoning Commission provides the ongoing support needed to execute and coordinate transportation planning in the Macon area.

Similarly, the Warner Robins Area Transportation Study is responsible for metropolitan transportation planning in an area that includes the Cities of Warner Robins, Perry, Byron, Centerville, Robins Air Force Base, Houston County, and a portion of unincorporated Peach County. Local, regional, state, and federal stakeholders make up the composition of the various WRATS committees that oversee the planning process.

Service Delivery Strategy

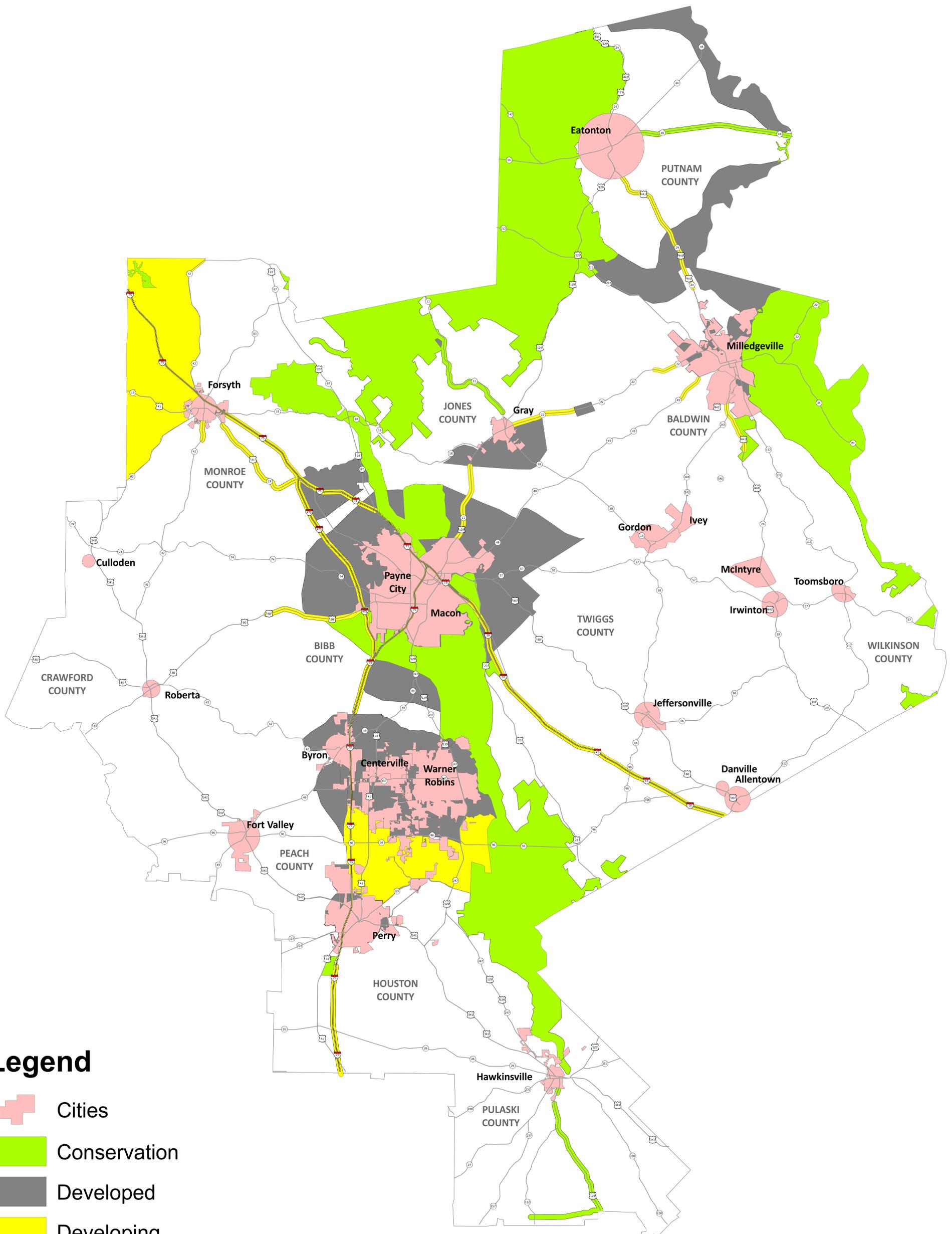
The Service Delivery Strategy (SDS) Act of 1997 requires every county within the State of Georgia to develop and adopt a Service Delivery Strategy that outlines current and future service delivery arrangements for the county and its municipalities. The Act requires that each Strategy contain four components. These components include the identification of current service delivery arrangements, identification of future service delivery arrangements, the funding sources of both current and future services, and the identification of the legal mechanisms (intergovernmental agreements) that will be used by each of the jurisdictions to implement the Service Delivery Strategy.

The Service Delivery Strategy is where intergovernmental coordination and cooperation, covering a wide range of community services, is specified and described. Currently, all Middle Georgia counties and municipalities have approved and locally adopted SDSs.



Appendix A - Maps

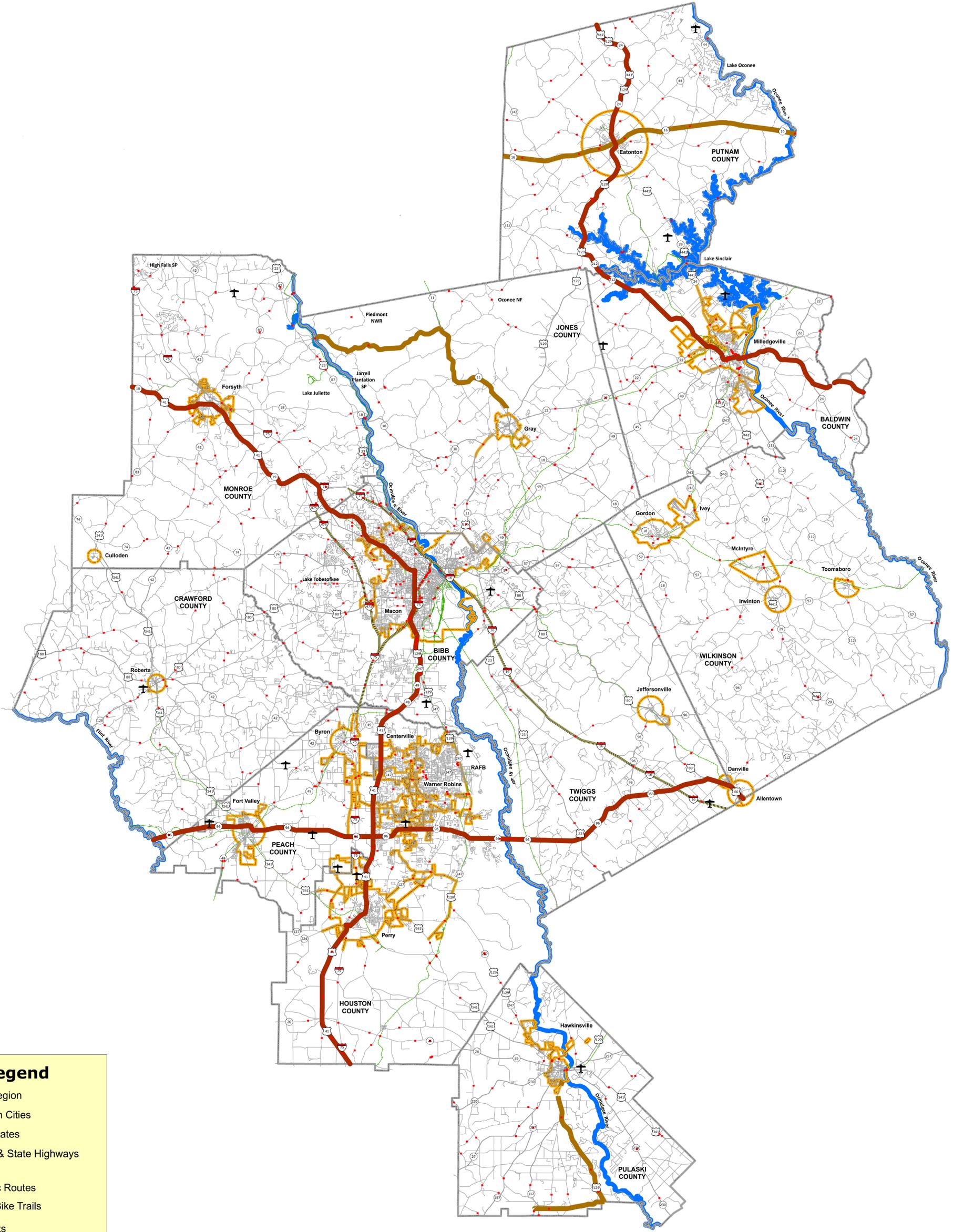
Projected Development Patterns Map



Legend

-  Cities
-  Conservation
-  Developed
-  Developing
-  Rural

Middle Georgia Transportation System



Legend

- RC Region
- Region Cities
- Interstates
- U. S. & State Highways
- Rail
- Scenic Routes
- DOT Bike Trails
- Airports
- Bridges
- River Corridors

October 23, 2009



Prepared by:





Appendix B - Tables & Data



Population Data Tables

Table 1.1

POPULATION CONTRIBUTIONS BY COUNTY								
NAME	1980	1990	2000	2005	2010	2015	2020	2025
Baldwin	34,813	39,567	44,802	45,479	46,242	47,109	48,076	49,120
Bibb	150,359	150,288	153,988	155,191	156,538	158,401	160,501	162,950
Crawford	7,611	9,030	12,550	13,206	13,884	14,595	15,360	16,161
Houston	78,157	89,662	111,328	119,469	127,742	136,365	145,262	154,529
Jones	16,681	20,798	23,662	24,903	26,205	27,556	28,989	30,449
Monroe	14,673	17,179	21,856	23,275	24,736	26,249	27,828	29,471
Peach	18,961	21,265	23,689	24,682	25,713	26,811	27,971	29,164
Pulaski	8,956	8,122	9,594	9,811	10,064	10,351	10,661	10,962
Putnam	10,360	14,261	18,892	19,990	21,126	22,327	23,553	24,841
Twiggs	9,360	9,832	10,597	10,680	10,794	10,918	11,073	11,245
Wilkinson	10,342	10,261	10,227	10,386	10,569	10,794	11,026	11,268

Source- Woods & Poole Economics, Inc.



Table 1.2

TOTAL POPULATION OF MIDDLE GEORGIA PROJECTED PERCENT CHANGE 2000-2025		
Name	% Change	% Regional Contribution
Baldwin	9.64%	5%
Bibb	5.82%	10%
Crawford	28.77%	4%
Houston	38.81%	49%
Jones	28.68%	8%
Monroe	34.84%	9%
Peach	23.11%	6%
Pulaski	14.26%	2%
Putnam	31.49%	7%
Twiggs	6.11%	1%
Wilkinson	10.18%	1%
Total	20.08%	100%
Source- Woods & Poole Economics, Inc.		



Table 1.3

1980 POPULATION BY AGE BY COUNTY											
	Total Population	0 – 4 Years Old	5 – 13 Years Old	14 – 17 Years Old	18 – 20 Years Old	21 – 24 Years Old	25 – 34 Years Old	35 – 44 Years Old	45 – 54 Years Old	55 – 64 Years Old	65 Years and Over
Baldwin	34,686	8%	12%	8%	8%	8%	16%	11%	9%	9%	11%
Bibb	150,254	9%	13%	7%	6%	7%	16%	11%	10%	10%	11%
Crawford	7,684	9%	15%	9%	6%	6%	15%	12%	9%	8%	10%
Houston	77,604	10%	14%	9%	6%	8%	17%	13%	11%	8%	5%
Jones	16,581	10%	14%	8%	5%	6%	17%	13%	10%	8%	8%
Monroe	14,610	8%	13%	8%	6%	6%	15%	12%	10%	9%	12%
Peach	19,151	10%	14%	8%	8%	8%	15%	11%	9%	8%	9%
Pulaski	8,956	8%	17%	6%	3%	8%	13%	11%	11%	9%	14%
Putnam	10,296	9%	13%	8%	5%	6%	15%	11%	10%	11%	11%
Twiggs	9,326	11%	14%	9%	6%	7%	13%	11%	9%	9%	10%
Wilkinson	10,331	10%	15%	9%	6%	7%	14%	11%	10%	9%	11%

Source: U.S. Bureau of the Census

Table 1.4

1990 POPULATION BY AGE BY COUNTY											
	Total Population	0 – 4 Years Old	5 – 13 Years Old	14 – 17 Years Old	18 – 20 Years Old	21 – 24 Years Old	25 – 34 Years Old	35 – 44 Years Old	45 – 54 Years Old	55 – 64 Years Old	65 Years and Over
Baldwin	39,530	6%	11%	6%	6%	7%	20%	15%	11%	8%	10%
Bibb	149,967	7%	13%	6%	5%	6%	17%	15%	10%	9%	13%
Crawford	8,991	8%	14%	7%	3%	6%	18%	16%	11%	8%	10%
Houston	89,208	8%	14%	6%	4%	5%	19%	16%	11%	8%	8%
Jones	20,739	8%	15%	6%	4%	5%	18%	17%	11%	7%	9%
Monroe	17,113	7%	14%	7%	4%	5%	16%	15%	12%	9%	11%
Peach	21,189	7%	14%	6%	8%	7%	15%	14%	10%	8%	10%
Pulaski	8,108	7%	15%	5%	4%	5%	14%	14%	11%	9%	16%
Putnam	14,137	7%	14%	5%	4%	6%	16%	14%	12%	11%	12%
Twiggs	9,806	8%	17%	5%	5%	5%	17%	12%	11%	8%	11%
Wilkinson	10,228	8%	16%	6%	5%	6%	16%	12%	12%	8%	12%

Source: U.S. Bureau of the Census

Table 1.5

2000 POPULATION BY AGE BY COUNTY											
	Total Population	0 – 4 Years Old	5 – 13 Years Old	14 – 17 Years Old	18 – 20 Years Old	21 – 24 Years Old	25 – 34 Years Old	35 – 44 Years Old	45 – 54 Years Old	55 – 64 Years Old	65 Years and Over
Baldwin	44,700	5%	11%	6%	7%	7%	15%	16%	13%	9%	11%
Bibb	153,887	7%	14%	6%	5%	5%	14%	15%	13%	8%	13%
Crawford	12,495	7%	14%	6%	4%	4%	14%	18%	14%	10%	9%
Houston	110,765	7%	15%	6%	4%	5%	14%	18%	13%	8%	9%
Jones	23,639	7%	14%	6%	4%	4%	13%	17%	14%	10%	10%
Monroe	21,757	6%	14%	6%	4%	4%	13%	17%	15%	10%	10%
Peach	23,668	6%	13%	6%	7%	8%	13%	14%	13%	9%	10%
Pulaski	9,588	6%	11%	5%	4%	5%	15%	16%	13%	10%	13%
Putnam	18,812	6%	11%	6%	4%	4%	13%	14%	15%	13%	14%
Twiggs	10,590	7%	14%	6%	4%	5%	13%	16%	13%	10%	11%
Wilkinson	10,220	7%	13%	7%	4%	5%	13%	15%	13%	10%	13%

Source: U.S. Bureau of the Census

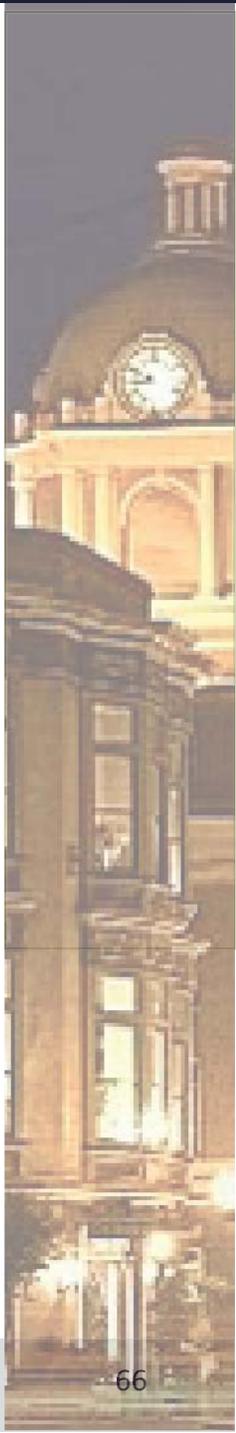


Table 1.6

MIDDLE GEORGIA REGION HOUSEHOLD INCOME DISTRIBUTION LEVELS OVER TIME												
	Less than \$5,000	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$74,999	\$75,000 - \$99,999	\$100,000 or more
1980	16.8%	18.0%	16.2%	14.7%	12.9%	7.7%	5.3%	2.7%	1.6%	1.0%	1.9%	1.1%
1990	9.9%	10.2%	10.2%	9.2%	16.9%	7.9%	6.8%	10.6%	7.1%	5.9%	3.3%	2.0%
2000	0.0%	13.2%	7.1%	6.8%	13.8%	6.4%	6.2%	11.1%	9.1%	10.1%	8.8%	7.3%

Source: U.S. Bureau of the Census

Table 1.7

2000 HOUSEHOLD INCOME DISTRIBUTION % BY COUNTY												
	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$74,999	\$75,000 - \$99,999	\$10,000 or more	
Baldwin	14%	7%	7%	15%	7%	6%	11%	9%	8%	9%	7%	
Bibb	15%	8%	7%	13%	6%	5%	10%	8%	9%	8%	9%	
Crawford	15%	5%	7%	13%	6%	8%	15%	9%	10%	7%	6%	
Houston	8%	5%	5%	13%	7%	7%	12%	11%	12%	11%	9%	
Jones	9%	6%	5%	13%	5%	6%	13%	12%	10%	11%	9%	
Monroe	9%	6%	6%	12%	6%	6%	11%	9%	14%	11%	10%	
Peach	16%	8%	6%	15%	5%	6%	9%	9%	9%	10%	7%	
Pulaski	16%	7%	10%	13%	9%	5%	9%	8%	10%	7%	6%	
Putnam	11%	6%	8%	16%	6%	6%	10%	10%	8%	9%	10%	
Twiggs	18%	9%	6%	14%	8%	5%	10%	8%	11%	7%	5%	
Wilkinson	15%	9%	8%	14%	6%	8%	11%	8%	11%	7%	3%	

Source: U.S. Bureau of the Census

Table 1.8

AVERAGE INCOME LEVEL BY COUNTY								
Name	1990	1995	2000	2005	2010	2015	2020	2025
Baldwin	\$31,522	\$34,466	\$36,832	\$39,742	\$42,677	\$45,588	\$47,939	\$53,809
Bibb	\$31,164	\$33,341	\$39,750	\$42,660	\$45,574	\$51,427	\$57,267	\$60,374
Crawford	\$31,150	\$29,824	\$37,954	\$40,868	\$43,793	\$46,709	\$43,797	\$50,903
Houston	\$36,518	\$40,346	\$42,110	\$45,022	\$47,955	\$50,867	\$53,793	\$62,626
Jones	\$35,704	\$38,582	\$46,700	\$49,632	\$52,552	\$49,636	\$58,387	\$61,568
Monroe	\$34,738	\$32,734	\$39,759	\$42,675	\$45,594	\$48,504	\$55,471	\$64,230
Peach	\$31,418	\$34,488	\$36,263	\$39,174	\$42,082	\$45,008	\$47,952	\$50,845
Pulaski	\$24,635	\$26,883	\$35,034	\$32,130	\$40,828	\$37,969	\$44,398	\$50,265
Putnam	\$27,064	\$35,029	\$36,244	\$39,159	\$42,095	\$45,026	\$47,929	\$50,843
Twiggs	\$21,307	\$23,994	\$32,115	\$29,204	\$37,954	\$40,874	\$37,960	\$40,893
Wilkinson	\$31,982	\$35,026	\$35,041	\$37,979	\$46,713	\$49,632	\$51,455	\$57,290

Source: Woods & Poole Economics, Inc.



Housing Data Tables

Table 2.1

HOUSING STOCK BY TYPE IN MIDDLE GEORGIA - 2000									
	Single Family(Detached and Attached)		Duplex and Multi-Family		Manufactured Homes		Other		Total
Baldwin	58.7%	10,074	14.7%	2,517	26.7%	4,577	0.03%	5	17,173
Bibb	68.1%	45,728	28.6%	19,243	3.3%	2,205	0.03%	18	67,194
Crawford	55.7%	2,713	2.3%	113	41.1%	2,001	0.92%	45	4,872
Houston	70.7%	31,460	16.4%	7,293	12.9%	5,732	0.05%	24	44,509
Jones	66.3%	6,148	2.2%	200	31.5%	2,917	0.08%	7	9,272
Monroe	67.0%	5,645	7.0%	590	25.0%	2,108	0.97%	82	8,425
Peach	65.6%	5,965	14.5%	1,318	19.4%	1,764	0.51%	46	9,093
Pulaski	71.9%	2,834	7.8%	309	20.3%	801	0.00%	0	3,944
Putnam	60.0%	6,189	3.5%	365	36.4%	3,756	0.09%	9	10,319
Twiggs	57.7%	2,477	3.2%	136	38.5%	1,653	0.58%	25	4,291
Wilkinson	62.6%	2,783	3.2%	144	34.1%	1,517	0.11%	5	4,449
Middle Georgia	66.5%	122,016	17.6%	32,228	15.8%	29,031	0.14%	266	183,541

Source: U.S. Bureau of the Census



Table 2.2

HOUSING STOCK BY TYPE IN MIDDLE GEORGIA - 1990									
	Single Family(Detached and Attached)		Duplex and Multi-Family		Manufactured Homes		Other		Total
Baldwin	62.5%	8,874	13.9%	1,977	22.9%	3,246	0.73%	103	14,200
Bibb	67.2%	41,333	28.2%	17,333	3.4%	2,111	1.11%	685	61,462
Crawford	61.2%	2,007	3.0%	100	34.5%	1,130	1.28%	42	3,279
Houston	68.5%	23,820	18.6%	6,474	12.1%	4,193	0.86%	298	34,785
Jones	65.2%	5,033	3.3%	258	30.6%	2,363	0.88%	68	7,722
Monroe	67.3%	4,311	8.1%	520	23.7%	1,514	0.87%	56	6,401
Peach	67.9%	5,114	13.8%	1,043	17.3%	1,304	1.01%	76	7,537
Pulaski	73.2%	2,540	8.5%	294	16.7%	579	1.64%	57	3,470
Putnam	59.3%	4,220	4.8%	342	35.1%	2,496	0.77%	55	7,113
Twiggs	63.1%	2,301	2.1%	75	33.7%	1,230	1.15%	42	3,648
Wilkinson	66.6%	2,763	4.0%	164	28.3%	1,173	1.23%	51	4,151
Middle Georgia	66.5%	102,316	18.6%	28,580	13.9%	21,339	1.00%	1,533	153,768

Source: U.S. Bureau of the Census

Table 2.3

HOUSING OCCUPANCY - 2000							
	Vacant	Owner-Occupied	Renter-Occupied	Total Number of Units	Vacancy Ratio	Owner-occupied Ratio	Renter-occupied Ratio
Baldwin	2,415	9,805	4,953	17,173	14%	57%	29%
Bibb	7,527	35,086	24,581	67,194	11%	52%	37%
Crawford	411	3,781	680	4,872	8%	78%	14%
Houston	3,598	28,026	12,885	44,509	8%	63%	29%
Jones	613	7,430	1,229	9,272	7%	80%	13%
Monroe	706	6,129	1,590	8,425	8%	73%	19%
Peach	657	5,769	2,667	9,093	7%	63%	29%
Pulaski	537	2,510	897	3,944	14%	64%	23%
Putnam	2,917	5,883	1,519	10,319	28%	57%	15%
Twiggs	459	3,168	664	4,291	11%	74%	15%
Wilkinson	622	3,148	679	4,449	14%	71%	15%
Middle Georgia	20,462	110,735	52,344	183,541	11%	60%	29%

Source: U.S. Bureau of the Census

Table 2.4

HOUSING OCCUPANCY - 1990							
	Vacant	Owner-Occupied	Renter-Occupied	Total Number of Units	Vacancy Ratio	Owner-occupied Ratio	Renter-occupied Ratio
Baldwin	2,035	8,303	3,862	14,200	14%	58%	27%
Bibb	5,155	32,442	23,865	61,462	8%	53%	39%
Crawford	210	2,496	573	3,279	6%	76%	17%
Houston	2,352	21,106	11,327	34,785	7%	61%	33%
Jones	422	6,113	1,187	7,722	5%	79%	15%
Monroe	563	4,353	1,485	6,401	9%	68%	23%
Peach	395	4,937	2,205	7,537	5%	66%	29%
Pulaski	372	2,185	913	3,470	11%	63%	26%
Putnam	1,884	3,919	1,310	7,113	26%	55%	18%
Twiggs	352	2,637	659	3,648	10%	72%	18%
Wilkinson	532	2,934	685	4,151	13%	71%	17%
Middle Georgia	14,272	91,425	48,071	153,768	9%	59%	31%

Source: U.S. Bureau of the Census

Table 2.5

HOUSING CONDITIONS - 2000					
	Housing Units Lacking Complete Plumbing Facilities		Housing Units Lacking Complete Kitchen Facilities		Total Units
Baldwin	0.86%	148	1.22%	210	17,173
Bibb	1.05%	708	1.42%	957	67,194
Crawford	2.11%	103	1.95%	95	4,872
Houston	0.50%	222	0.59%	264	44,509
Jones	1.50%	139	1.51%	140	9,272
Monroe	1.84%	155	1.41%	119	8,425
Peach	0.78%	71	0.86%	78	9,093
Pulaski	2.56%	101	2.61%	103	3,944
Putnam	1.24%	128	0.77%	79	10,319
Twiggs	3.78%	162	3.54%	152	4,291
Wilkinson	3.33%	148	3.46%	154	4,449
Middle Georgia	1.14%	2,085	1.28%	2,351	183,541

Source: U.S. Bureau of the Census



Table 2.6

HOUSING CONDITIONS - 1990					
1990	Housing Units Lacking Complete Plumbing Facilities		Housing Units Lacking Complete Kitchen Facilities		Total Units
Baldwin	0.71%	101	0.70%	100	17,173
Bibb	0.54%	333	0.86%	528	67,194
Crawford	5.70%	187	4.03%	132	4,872
Houston	0.50%	175	0.57%	199	44,509
Jones	5.22%	190	2.75%	100	9,272
Monroe	2.34%	181	1.71%	132	8,425
Peach	2.09%	134	1.59%	102	9,093
Pulaski	1.41%	106	0.76%	57	3,944
Putnam	2.15%	153	1.15%	82	10,319
Twiggs	6.52%	238	4.14%	151	4,291
Wilkinson	4.26%	177	3.28%	136	4,449
Middle Georgia	1.28%	1,975	1.12%	1,719	183,541

Source: U.S. Bureau of the Census

Table 2.7

COST OF HOUSING							
Median Property Value for Owner-Occupied Units				Median Rent for Renter-Occupied Units			
	1990	2000	Increase 1990-2000		1990	2000	Increase 1990-2000
Baldwin	\$55,100	\$70,400	28%	Baldwin	\$334	\$369	10%
Bibb	\$57,300	\$82,700	44%	Bibb	\$352	\$364	3%
Crawford	\$49,900	\$69,600	39%	Crawford	\$252	\$294	17%
Houston	\$61,400	\$84,500	38%	Houston	\$396	\$440	11%
Jones	\$65,400	\$79,000	21%	Jones	\$337	\$317	-6%
Monroe	\$61,000	\$87,100	43%	Monroe	\$324	\$341	5%
Peach	\$56,200	\$72,500	29%	Peach	\$303	\$303	0%
Pulaski	\$46,700	\$71,400	53%	Pulaski	\$235	\$273	16%
Putnam	\$57,900	\$83,600	44%	Putnam	\$296	\$261	-12%
Twiggs	\$37,600	\$50,200	34%	Twiggs	\$251	\$255	2%
Wilkinson	\$39,500	\$51,900	31%	Wilkinson	\$262	\$240	-8%
Middle Georgia	\$53,455	\$72,991	37%	Middle Georgia	\$304	\$314	3%

Source: U.S. Bureau of the Census

Table 2.8

PERCENTAGE OF HOUSEHOLD INCOME USED TOWARD HOUSING COSTS IN 2000								
Specified Renter-Occupied Households					Specified Owner-Occupied Households			
	Less than 30% (not cost burdened)	30%-49% (cost burdened)	50% or More (severely cost burdened)	Not Computed	Less than 30% (not cost burdened)	30%-49% (cost burdened)	50% or More (severely cost burdened)	Not Computed
Baldwin	60%	14%	17%	9%	81%	11%	6%	2%
Bibb	54%	18%	19%	9%	79%	12%	8%	1%
Crawford	51%	9%	24%	16%	79%	11%	7%	3%
Houston	57%	17%	14%	12%	83%	11%	5%	1%
Jones	57%	11%	12%	20%	80%	13%	7%	0%
Monroe	56%	15%	13%	16%	81%	10%	8%	1%
Peach	50%	16%	21%	13%	78%	13%	8%	1%
Pulaski	58%	18%	12%	12%	75%	14%	11%	0%
Putnam	52%	18%	13%	17%	78%	14%	7%	1%
Twiggs	53%	11%	16%	19%	79%	10%	9%	2%
Wilkinson	47%	18%	14%	21%	78%	12%	8%	2%
Middle Georgia	55%	17%	17%	11%	80%	12%	7%	1%

Source: U.S. Bureau of the Census

Table 2.9

AGE OF HOUSING - 2000													
	Built 1939 or Earlier		Built 1940-1949		Built 1950-1959		Built 1960-1969		Built 1970-1979		Built After 1979		Total Units
Baldwin	5.6%	954	5.4%	935	8.8%	1,510	15.0%	2,572	20.0%	3,420	45.2%	7,782	17,173
Bibb	9.2%	6,203	8.4%	5,644	16.0%	10,735	17.0%	11,453	18.5%	12,457	30.9%	20,702	67,194
Crawford	7.0%	340	2.7%	132	3.2%	154	8.2%	398	17.4%	849	61.5%	2,999	4,872
Houston	1.2%	523	3.1%	1,386	9.3%	4,129	15.9%	7,071	20.9%	9,284	49.6%	22,116	44,509
Jones	4.7%	439	3.0%	274	4.4%	409	12.8%	1,186	23.0%	2,136	52.1%	4,828	9,272
Monroe	7.3%	619	3.7%	308	5.4%	454	8.0%	677	17.5%	1,471	58.1%	4,896	8,425
Peach	7.2%	651	3.6%	328	8.1%	741	13.7%	1,244	19.5%	1,774	47.9%	4,355	9,093
Pulaski	8.2%	325	6.2%	243	14.9%	586	17.0%	670	18.7%	738	35.0%	1,382	3,944
Putnam	4.7%	487	2.3%	239	4.1%	423	9.0%	928	15.9%	1,640	64.0%	6,602	10,319
Twiggs	7.2%	308	4.9%	209	7.6%	328	13.5%	579	19.3%	829	47.5%	2,038	4,291
Wilkinson	8.6%	384	4.9%	218	9.0%	402	13.5%	602	19.7%	876	44.3%	1,967	4,449
Middle Georgia	6.1%	11,233	5.4%	9,916	10.8%	19,871	14.9%	27,380	19.3%	35,474	43.5%	79,667	183,541

Source: U.S. Bureau of the Census



Table 2.10

AGE OF HOUSING -1990													
	Built 1939 or Earlier		Built 1940-1949		Built 1950-1959		Built 1960-1969		Built 1970-1979		Built After 1979		Total Units
Baldwin	7.8%	1,110	5.8%	822	12.7%	1,807	19.6%	2,779	22.5%	3,201	31.6%	4,481	14,200
Bibb	12.0%	7,372	11.0%	6,790	18.1%	11,108	20.2%	12,390	20.9%	12,821	17.8%	10,981	61,462
Crawford	7.7%	251	5.1%	168	8.0%	261	16.2%	530	26.3%	865	36.7%	1,204	3,279
Houston	1.6%	561	4.1%	1,425	13.7%	4,757	21.7%	7,531	27.3%	9,510	31.6%	11,001	34,785
Jones	6.6%	506	3.5%	274	7.7%	593	16.6%	1,284	25.3%	1,958	40.3%	3,107	7,722
Monroe	8.8%	562	4.7%	301	9.1%	581	14.9%	952	24.8%	1,587	37.7%	2,418	6,401
Peach	10.1%	762	6.0%	454	11.4%	861	19.2%	1,450	25.2%	1,899	28.1%	2,111	7,537
Pulaski	10.7%	371	7.1%	245	18.7%	649	21.6%	751	26.6%	924	15.3%	530	3,470
Putnam	7.8%	555	2.6%	183	8.5%	604	15.8%	1,126	25.1%	1,783	40.2%	2,862	7,113
Twiggs	7.9%	289	6.4%	233	13.1%	478	17.3%	630	27.2%	991	28.1%	1,027	3,648
Wilkinson	10.6%	441	6.9%	285	11.2%	467	14.7%	612	27.3%	1,132	29.3%	1,214	4,151
Middle Georgia	8.3%	12,780	7.3%	11,180	14.4%	22,166	19.5%	30,035	23.8%	36,671	26.7%	40,936	153,768

Source: U.S. Bureau of the Census

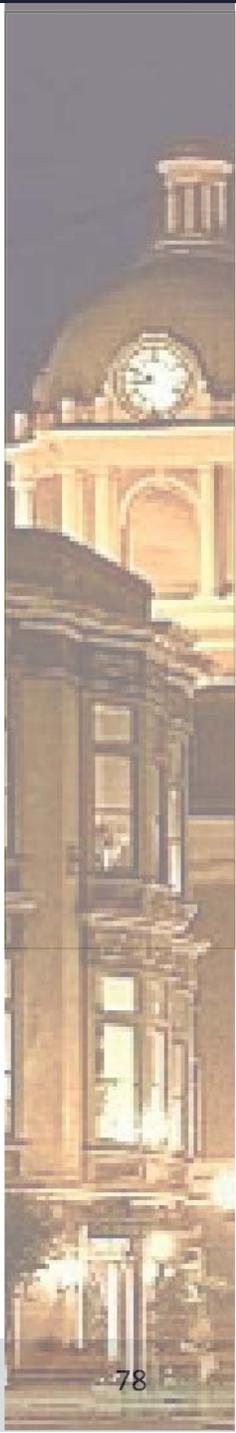


Table 2.11

JOBS-HOUSING BALANCE - 2000					
	Employment (jobs)	Total Housing Units	Labor Force	Employment/Housing Units Ratio	Employment/Labor Force Ratio
Baldwin	18,791	17,173	18,658	1.09 to 1	1.01 to 1
Bibb	84,921	67,194	69,936	1.26 to 1	1.21 to 1
Crawford	1,349	4,872	5,667	.28 to 1	.24 to 1
Houston	50,148	44,509	56,550	1.13 to 1	.89 to 1
Jones	3,552	9,272	11,347	.38 to 1	.31 to 1
Monroe	6,491	8,425	10,801	.77 to 1	.60 to 1
Peach	8,553	9,093	11,285	.94 to 1	.76 to 1
Pulaski	3,393	3,944	4,211	.86 to 1	.81 to 1
Putnam	6,513	10,319	8,594	.63 to 1	.76 to 1
Twiggs	1,906	4,291	4,615	.44 to 1	.41 to 1
Wilkinson	3,469	4,449	4,443	.78 to 1	.78 to 1
Middle Georgia	189,086	183,541	206,107	1.03 to 1	.92 to 1

Source: U.S. Census Bureau

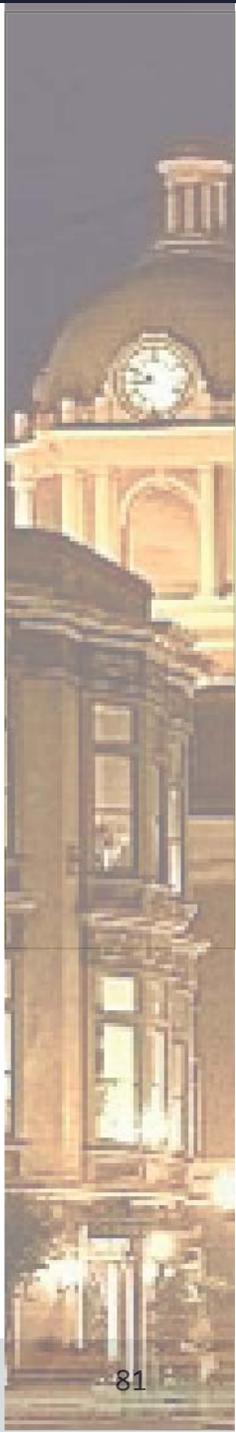
Natural and Cultural Resources Data Tables

Table 3.1

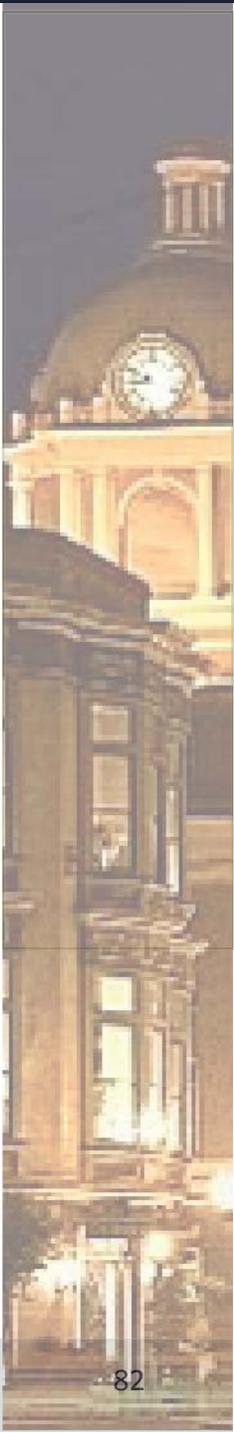
NATIONAL REGISTER OF HISTORIC PLACES LISTINGS		
Resource Name	Location	Date Listed
BALDWIN COUNTY		
1) Andalusia	NW of Milledgeville on U.S. 441	02/08/1980
2) Atkinson Hall, Georgia College	Georgia College and State University Campus	01/20/1972
3) Barrowville	E of Milledgeville on GA 22/24	12/14/1978
4) Boykin, Maj. Francis House	10 mi. (16 km) SE of Milledgeville off GA 24	11/14/1978
5) Central Building, State Lunatic Asylum	Broad Street, Milledgeville	07/20/1978
6) Central State Hospital Cemeteries	3 mi. SE of Milledgeville, centered on Cedar Lane, at Central State Hospital, between US 441 and GA 112	07/12/2005
7) Devereux-Coleman House	167 Kenan Drive	04/08/1993
8) Fort-Hammond-Willis House	1760 Irwinton Road	03/25/2003
9) Fowler Apartments	430 W. McIntosh Street	08/21/1997
10) Milledgeville Historic District	Bounded by Irwin, Thomas, and Warren Streets and Fishing Creek	06/28/1972
11) Old Governor's Mansion	120 S. Clark Street	05/13/1970
12) Old State Capitol	Greene Street	05/13/1970
13) Old State Prison	3 mi. (4.8 km) W of Milledgeville on GA 22	05/08/1979
14) Rockwell, Samuel House	165 Allen Memorial Drive	04/19/1978
15) Roe-Harper House	Off US 441	03/06/1986
16) Rutherford, John House	550 Allen Memorial Drive	03/21/1978



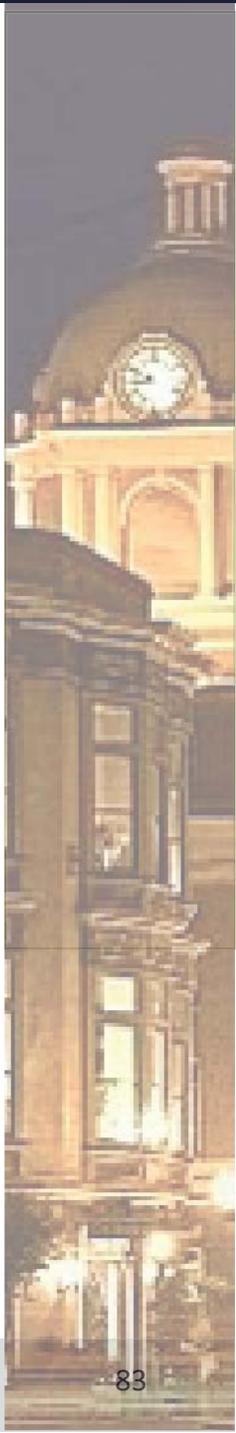
17) Storehouse, State Lunatic Asylum	Broad Street and Lawrence Road	06/15/1978
18) Thalian Hall	Allen Memorial and Ivey Drives	03/21/1978
19) Westbrook – Hubert Farm	143 Little Road	06/13/1997
20) Westover	151 Meriwether Road NW	02/12/1987
21) Woodville	3 mi. (4.8 km) S of Milledgeville on GA 243	06/22/1979
BIBB COUNTY		
22) Anderson, Capt. R.J. House	1730 West End Avenue	05/27/1971
23) Anderson, Judge Clifford House	642 Orange Street	07/14/1971
24) Baber, Ambrose House	577--587 Walnut Street	08/14/1973
25) Burke, Thomas C. House	1085 Georgia Avenue	06/21/1971
26) Cannonball House	856 Mulberry Street	05/27/1971
27) Central City Park Bandstand	Central City Park	03/16/1972
28) Cherokee Brick and Tile Company	3250 Waterville Road	04/11/2002
29) Cherokee Heights District	Pio Nono, Napier, Inverness, and Suwanee Avenues	07/08/1982
30) Christ Episcopal Church	538--566 Walnut Street	07/14/1971
31) Collins-Odom-Strickland House	1495 2nd Street	01/22/1979
32) Cowles House	988 Bond Street	06/21/1971
33) Cowles, Jerry Cottage	4569 Rivoli Drive	06/21/1971
34) Dasher-Stevens House	904 Orange Terrace	10/18/1972
35) Davis-Guttenberger-Rankin House	134 Buford Place	11/30/1973



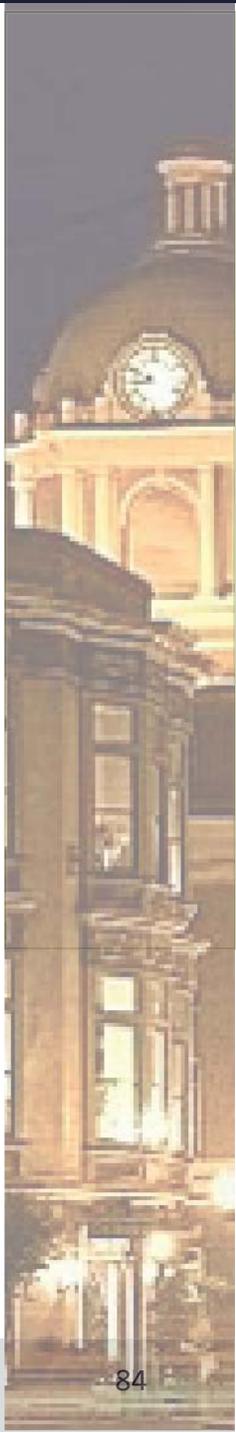
36) Domingos House	1261 Jefferson Terrace	06/21/1971
37) East Macon Historic District	Roughly bounded by Emery Highway; Coliseum Drive; and Clinton, Fletcher, and Fairview Streets	04/01/1993
38) Emerson-Holmes Building	566 Mulberry Street	06/21/1971
39) Findlay, Robert House	785 2nd Street	01/20/1972
40) First Presbyterian Church	690 Mulberry Street	09/14/1972
41) Fort Hawkins Archaeological Site	Address Restricted	11/23/1977
42) Fort Hill Historic District	Roughly bounded by Emery Highway, Second Street Extension, Mitchell and Morrow Streets, and Schaeffer Place	04/16/1993
43) Goodall House	618 Orange Street	05/27/1971
44) Grand Opera House	651 Mulberry Street	06/22/1970
45) Green-Poe House	841--845 Poplar Street	07/14/1971
46) Hatcher-Groover-Schwartz House	1144 – 1146 Georgia Avenue	06/21/1971
47) Holt, Walter R. House	3776 Vineville Avenue	02/24/2005
48) Holt-Peeler-Snow House	1129 Georgia Avenue	06/21/1971
49) Johnston-Hay House	934 Georgia Avenue	05/27/1971
50) Lanier, Sidney Cottage	935 High Street	01/31/1972
51) Lassiter House	315 College Street	04/11/1972
52) League, Ellamae Ellis House	1790 Waverland Drive	02/15/2005
53) League, Joseph and Mary Jane House	1849 Waverland Drive	01/09/2009



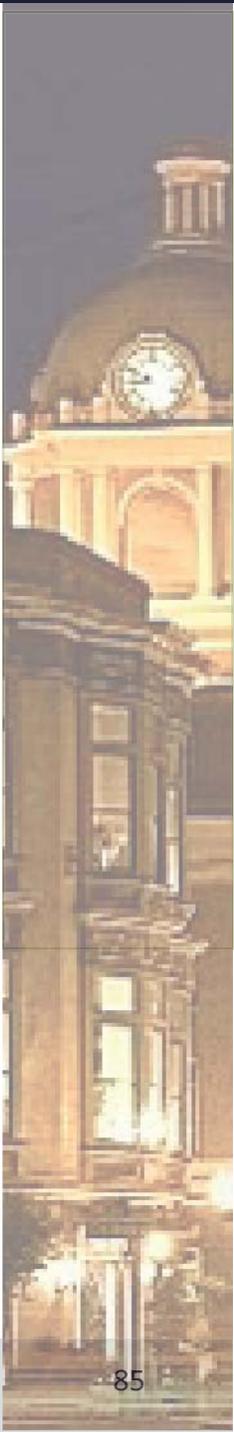
54) Lee, W.G., Alumni House	1270 Ash (Coleman) Street	07/14/1971
55) Lustron House	3498 McKenzie Drive	03/18/1996
56) Macon Historic District	Roughly bounded by Riverside Drive, Broadway, Elm, and I-75. Boundary Increase to: roughly, Adams Street and Linden Avenue S, W and N of Tattnall Square and Broadway and Third Streets between Poplar and Pine Streets	12/31/1974; 07/27/1995 (Boundary Increase)
57) Macon Railroad Industrial District	Roughly bounded by Fifth, Sixth, and Seventh Streets, Central of Georgia, Southern, and Seaboard RR tracks	06/12/1987
58) Macon Railway and Light Company Substation	1015 Riverside Drive	11/09/2006
59) McCrary-DeWitt House	320 Hydrolia Street	03/22/1974
60) Mechanics Engine House No. 4	950 Third Street	09/13/1990
61) Mercer University Administration Building	Coleman Avenue	08/26/1971
62) Militia Headquarters Building	552--564 Mulberry Street	04/11/1972
63) Monroe Street Apartments	641--661 Monroe Street	03/16/1972
64) Municipal Auditorium	415--435 1st Street	06/21/1971
65) Munroe-Dunlap-Snow House	415--435 1st Street	07/14/1971
66) Munroe-Goolsby House	159 Rogers Avenue	01/20/1972
67) Napier, Leroy House	2215 Napier Avenue	05/27/1971
68) North Highlands Historic District	Roughly bounded by Nottingham Drive, Boulevard, and Clinton Road	11/22/1993
69) Ocmulgee National Monument	1207 Emery Highway, E of Macon	10/15/1966
70) Old Macon Library	652--662 Mulberry Street	11/26/1973



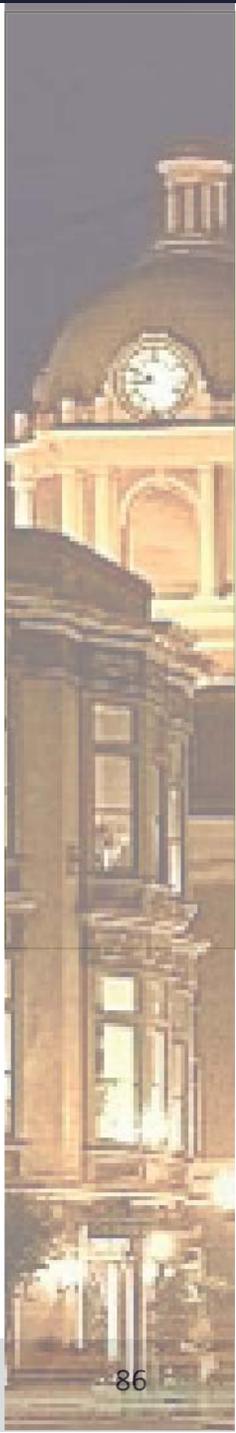
71) Old U.S. Post Office and Federal Building	475 Mulberry Street	01/20/1972
72) Pleasant Hill Historic District	Roughly bounded by Sheridan Avenue and Schofield Street; Madison, Jefferson, Ferguson, and Galliard Streets	05/22/1986
73) Railroad Overpass at Ocmulgee	Off GA 49	12/18/1979
74) Raines-Carmichael House	1183 Georgia Avenue	06/21/1971
75) Randolph-Whittle House	1231 Jefferson Terrace	02/01/1972
76) Riverside Cemetery	1301 Riverside Drive	04/28/1983
77) Rogers, Rock House	337 College Street	01/20/1972
78) Rose Hill Cemetery	Riverside Drive	10/09/1973
79) Shirley Hills Historic District	Roughly Senate Place, Parkview Drive, Curry Drive, Briarcliff Road, Nottingham Drive, and the Ocmulgee River	08/17/1989
80) Slate House	931--945 Walnut Street	01/21/1974
81) Small House	156 Rogers Avenue	05/27/1971
82) Solomon-Curd House	770 Mulberry Street	05/27/1971
83) St. Joseph's Catholic Church	812 Poplar Street	07/14/1971
84) Tindall Heights Historic District	Roughly bounded by Broadway, Eisenhower Parkway, Felton and Nussbaum Avenues, Central of Georgia RR tracks and Oglethorpe Street	07/01/1993
85) Villa Albicini	150 Tucker Road	05/16/1974
86) Vineville Historic District	GA 247 and U.S. 41	11/21/1980
87) Wesleyan College Historic District	4760 Forsyth Road	04/02/2004
88) Williams, Luther Field	225 Willie Smokey Glover Boulevard, Central City Park	06/24/2004



89) Willingham-Hill-O'Neal Cottage	535 College Street	07/14/1971
CRAWFORD COUNTY		
90) Crawford County Courthouse	Highway 80, Knoxville	09/18/1980
91) Crawford County Jail	GA 42, Knoxville	05/18/1989
92) Roberta Historic District	Roughly bounded by E. Cruselle, Kirby, Agency, and Mather Streets	05/19/1989
93) Williams-Moore-Hillsman House	West Hopewell Road at Colbert Road	06/14/2001
HOUSTON COUNTY		
94) Davis-Felton Plantation	NW of Henderson on Felton Road	11/13/1979
95) Log Dogtrot House	0.5 mi. E of jct. of GA 247 and Story Street	05/30/1991
96) New Perry Hotel	800 Main Street	04/01/2004
97) Warner Robins Depot	1 st Street	01/02/2008
JONES COUNTY		
98) Cabaniss-Hanberry House	NE of Bradley on Transquilla Road	01/01/1976
99) Cabiness-Hunt House	SE of Round Oak off GA 11	05/02/1975
100) Jarrell Plantation	6 mi. E of East Juliette off Dames Ferry Road	05/09/1973
101) Jones County Courthouse	GA 49	09/18/1980
102) Jones County High School	Clinton Street	05/12/1999
103) Old Clinton Historic District	Runs along US 129 and SR 11	09/12/1974



MONROE COUNTY		
104) Culloden Historic District	Hickory Grove Road; Main, College, and Orange Streets	03/13/1980
105) Forsyth Historic Commercial District	Main, Lee, Johnston, Adams, Jackson, Kimball, and Harris Streets	01/13/1983
106) Front Circle, Tift College	Tift College Drive	02/08/1980
107) Great Hill Place	W of Bolingbroke off GA 41	07/24/1973
108) Hil'ardin/Sharp-Hardin-Wright House	212 S. Lee Street	06/22/1979
109) Monroe County Courthouse	Courthouse Square	09/18/1980
110) Montpelier Female Institute	W of Macon	10/10/1975
111) State Teachers and Agricultural College for Negroes Women's Dormitory and Teachers Cottage	Martin Luther King Drive	05/30/2003
PEACH COUNTY		
112) Byron Historic District	Roughly, along the Central GA RR tracks from Jackson Street to Vinson Street including Boulevard, Main, Church, and Academy Streets	06/20/1995
113) Everett Square Historic District	Roughly bounded by Knoxville, Vineville, Anderson, and Macon Streets and the Central of Georgia RR tracks	12/30/1994
114) Fort Valley State College Historic District	Pear Street and State University Drive	04/21/2000
115) Fort Valley Commercial and Industrial Railroad District		PENDING
116) Peach County Courthouse	Off GA 49	09/18/1980
117) Strother's Farm	Route 3	11/25/1980



PULASKI COUNTY		
118) Hawkinsville City Hall-Auditorium (Old Opera House)	Lumpkin and Broad Streets	03/01/1973
119) Hawkinsville Commercial and Industrial Historic District	Roughly bounded by Dooly, Broad, Houston, and 3rd Streets	12/13/2004
120) Hawkinsville Public School	215 Warren Street	05/28/2008
121) Merritt-Ragan House	316 Merritt Street	08/29/1991
122) Pulaski County Courthouse	Courthouse Square	09/18/1980
123) St. Thomas African Methodist Episcopal Church	401 N. Dooly Street	12/07/2000
124) Taylor Hall	Kibbe Street	11/17/1978
PUTNAM COUNTY		
125) Eatonton Historic District	Most of town centered around courthouse and city hall	06/13/1975
126) Gatewood House	6 mi. NE of Eatonton off GA 44	06/20/1975
127) Rock Eagle Site	Address Restricted	05/23/1978
128) Rockville Academy and St. Paul Methodist Church Historic District	E of Eatonton and S of GA 16, Rockville Road	11/19/2002
129) Singleton House	SW of Eatonton off GA 16	10/01/1974
130) Strong-Davis-Rice-George House	107 Hudson Road	11/08/2006
131) Terrell-Sadler House	122 Harmony Road	03/31/2000
132) Tompkins Inn	N of Eatonton on U.S. 441	10/05/1978
133) Turnwold	SE of Eatonton on Old Phoenix Road	03/10/1980
134) Woodland	NE of Eatonton on Harmony Road	01/29/1979



TWIGGS COUNTY		
135) Bullard Everett Farm Historic District	Address Restrict	01/15/1998
136) Chapman, John Plantation	SE of Jeffersonville on GA 96	08/11/1982
137) Myrick's Mill	NE of Fitzpatrick on SR 378	12/06/1975
138) Richland Baptist Church	Richland Road	06/22/1982
139) Twiggs County Courthouse	Courthouse Square	09/18/1980
140) Wimberly Plantation	Jeffersonville Road, GA 96	06/17/1982
WILKINSON COUNTY		
141) Elam-Camp House	216 Jackson Street	06/17/1982
Source: National Park Service, National Register of Historic Places		



Table 3.2

NATIONAL HISTORIC LANDMARKS	
Name	Location
Governor's Mansion	Milledgeville
Johnston-Hay House	Georgia Avenue, Macon
Raines-Carmichael House	Georgia / College Avenue, Macon
Source: National Park Service	

Table 3.3

STATE AND FEDERALLY-OWNED HISTORIC SITES IN REGION	
Name	Location
Jarrell Plantation Historic Site (State)	Juliette, GA
Balls Ferry State Park (State)	Wilkinson County
Ocmulgee National Monument (Federal - NPS)	Bibb County
Source: Georgia Department of Natural Resources	

Table 3.4

WILDLIFE MANAGEMENT AREAS	
Name	Location
B. F. Grant	Putnam and Morgan Counties
Oaky Woods	Houston County
Ocmulgee	Twiggs, Pulaski, and Bleckley Counties
Rum Creek	Monroe County
Source: Georgia Department of Natural Resources	



Table 3.5

THREATENED AND ENDANGERED SPECIES												
Species	Threat Level	Baldwin	Bibb	Crawford	Houston	Jones	Monroe	Peach	Pulaski	Putnam	Twiggs	Wilkinson
BIRD												
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	Federal – Threatened State-Endangered	X	X		X	X	X	X	X		X	
Red-Cockaded Woodpecker (<i>picoides borealis</i>)	Endangered		X	X	X	X		X	X	X	X	X
Wood stork (<i>Mycteria Americana</i>)	Endangered		X									
REPTILE												
Gopher tortoise (<i>gopherus polyphemus</i>)	No federal status Threatened		X		X				X			X
Alligator snapping turtle (<i>macrolemys temminckii</i>)	No Federal Status Threatened			X								
Barbour’s map turtle (<i>graptemys barbouri</i>)	No Federal Status Threatened			X								



THREATENED AND ENDANGERED SPECIES

Species	Threat Level	Baldwin	Bibb	Crawford	Houston	Jones	Monroe	Peach	Pulaski	Putnam	Twiggs	Wilkinson
PLANT												
American chaffseed (<i>schwalbea Americana</i>)	Endangered	X										
Fringed cam- pion (<i>silene polypetala</i>)	Endangered		X	X	X						X	
Green pitcher-plant (<i>sarracenia oreophila</i>)	Endangered		X									
Ocmulgee skullcap (<i>scutellaria Ocmulgee</i>)	No Federal Status Threatened		X		X	X						
Relict tril- lium (trillium reliquum)	Endangered		X		X	X						
Piedmont barren strawberry (<i>waldsteinia lobata</i>)	No Federal Status Threatened		X								X	
Sweet pitcher-plant (<i>sarracenia rubra</i>)	No Federal Status Endangered		X	X				X				



THREATENED AND ENDANGERED SPECIES

Species	Threat Level	Baldwin	Bibb	Crawford	Houston	Jones	Monroe	Peach	Pulaski	Putnam	Twiggs	Wilkinson
Indian olive (nestronia umbellula)	No Federal Status Threatened							X				
Buckthorn (sideroxylon thornei)	No Federal Status Endangered								X			
Florida wil- low (salix floridana)	No Federal Status Endangered								X			
Mat-forming quillwort (isoetes tegetifor- mans)	Threatened									X		
Pool Sprite, Snorkelwort (amphian- thus pusil- lus)	Threatened									X		



THREATENED AND ENDANGERED SPECIES

Species	Threat Level	Baldwin	Bibb	Crawford	Houston	Jones	Monroe	Peach	Pulaski	Putnam	Twiggs	Wilkinson
FISH												
Robust redhorse (<i>moxostoma robustum</i>)	No Federal Status Endangered	X								X		X
Altamaha shiner (<i>cyprinella xaenura</i>)	No Federal Status Endangered			X		X	X			X		
Bluestrip shiner (<i>cyprinella callitaenia</i>)	No Federal Status Threatened			X								
Highscale shiner (<i>notropis hypsilepis</i>)	No Federal Status Threatened			X								
INVERTEBRATE												
Purple bank-climber mussel (<i>elliptoideus sloatianus</i>)	Threatened			X								

Source: U.S. Fish & Wildlife Service



Appendix C - Quality Growth Assessment Tool

Quality Growth Assessment Tool

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Development Patterns

Traditional Neighborhoods

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	<input checked="" type="radio"/>	<input type="radio"/>	Varies by community. Zoning regulation of the cities, such
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	<input type="radio"/>	<input checked="" type="radio"/>	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	<input type="radio"/>	<input type="radio"/>	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	<input type="radio"/>	<input type="radio"/>	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	<input type="radio"/>	<input type="radio"/>	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	<input checked="" type="radio"/>	<input type="radio"/>	
7. In some areas several errands can be made on foot, if so desired.	<input checked="" type="radio"/>	<input type="radio"/>	
8. Some of our children can and do walk to school safely.	<input checked="" type="radio"/>	<input type="radio"/>	A number of communities have instituted SRTS programs
9. Some of our children can and do bike to school safely.	<input checked="" type="radio"/>	<input type="radio"/>	See above.
10. Schools are located in or near neighborhoods in our community.	<input checked="" type="radio"/>	<input type="radio"/>	



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Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	<input checked="" type="radio"/>	<input type="radio"/>	
2. Our community is actively working to promote brownfield redevelopment.	<input checked="" type="radio"/>	<input type="radio"/>	
3. Our community is actively working to promote greyfield redevelopment.	<input checked="" type="radio"/>	<input type="radio"/>	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	<input checked="" type="radio"/>	<input type="radio"/>	
5. Our community allows small lot development (5,000 square feet or less) for some uses.	<input type="radio"/>	<input type="radio"/>	
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	<input checked="" type="radio"/>	<input type="radio"/>	Especially in the downtown areas. Corridors leading into
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	<input type="radio"/>	<input type="radio"/>	Varies by community.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	<input type="radio"/>	<input type="radio"/>	Varies by community.
4. We have ordinances to regulate the size and type of signage in our community.	<input type="radio"/>	<input type="radio"/>	Varies by community.



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5. We offer a development guidebook that illustrates the type of new development we want in our community.	<input type="radio"/>	<input type="radio"/>	
6. If applicable, our community has a plan to protect designated farmland.	<input type="radio"/>	<input type="radio"/>	
Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	<input checked="" type="radio"/>	<input type="radio"/>	Macon does, and the some rural communities have 5311
2. We require that new development connects with existing development through a street network, not a single entry/exit.	<input type="radio"/>	<input type="radio"/>	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	<input checked="" type="radio"/>	<input type="radio"/>	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	<input type="radio"/>	<input checked="" type="radio"/>	With the exception of Macon?
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	<input type="radio"/>	<input type="radio"/>	
6. We have a plan for bicycle routes through our community.	<input checked="" type="radio"/>	<input type="radio"/>	See Regional Bike Plan
7. We allow commercial and retail development to share parking areas wherever possible.	<input type="radio"/>	<input type="radio"/>	
Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	<input checked="" type="radio"/>	<input type="radio"/>	



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2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	<input checked="" type="radio"/>	<input type="radio"/>	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	<input checked="" type="radio"/>	<input type="radio"/>	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	<input checked="" type="radio"/>	<input type="radio"/>	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	<input checked="" type="radio"/>	<input type="radio"/>	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	<input checked="" type="radio"/>	<input type="radio"/>	

Resource Conservation

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

	Yes	No	Comments
1. We have designated historic districts in our community.	<input checked="" type="radio"/>	<input type="radio"/>	Approximately ___ cities within the region do.
2. We have an active historic preservation commission.	<input checked="" type="radio"/>	<input type="radio"/>	Approximately ___ cities within the region do.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	<input checked="" type="radio"/>	<input type="radio"/>	Approximately ___ cities have an HP ordinance with desig



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Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.	<input type="radio"/>	<input type="radio"/>	Some do.
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	<input type="radio"/>	<input type="radio"/>	Many communities have regulations in place to encourag
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	<input type="radio"/>	<input type="radio"/>	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	<input type="radio"/>	<input type="radio"/>	Macon?
Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	<input type="radio"/>	<input checked="" type="radio"/>	
2. We use this resource inventory to steer development away from environmentally sensitive areas.	<input type="radio"/>	<input checked="" type="radio"/>	
3. We have identified our defining natural resources and taken steps to protect them.	<input type="radio"/>	<input type="radio"/>	Institutional knowledge - unknown if written down
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	<input checked="" type="radio"/>	<input type="radio"/>	
5. Our community has a tree preservation ordinance which is actively enforced.	<input type="radio"/>	<input type="radio"/>	A few communities have an ordinance.
6. Our community has a tree-replanting ordinance for new development.	<input type="radio"/>	<input type="radio"/>	



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7. We are using stormwater best management practices for all new development.	<input checked="" type="radio"/>	<input type="radio"/>	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	<input type="radio"/>	<input type="radio"/>	For the most part.
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	<input checked="" type="radio"/>	<input type="radio"/>	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	<input type="radio"/>	<input type="radio"/>	Varies by community.
3. Our elected officials understand the land-development process in our community.	<input checked="" type="radio"/>	<input type="radio"/>	
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	<input type="radio"/>	<input type="radio"/>	Some communities have, others would benefit from review.
5. We have a Capital Improvements Program that supports current and future growth.	<input type="radio"/>	<input checked="" type="radio"/>	With the exception of Macon?
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	<input type="radio"/>	<input type="radio"/>	Yes & No. No natural resource inventory. Some communities have.
7. We have clearly understandable guidelines for new development.	<input checked="" type="radio"/>	<input type="radio"/>	



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8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	<input type="radio"/>	<input checked="" type="radio"/>	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	<input checked="" type="radio"/>	<input type="radio"/>	
10. We have a public-awareness element in our comprehensive planning process.	<input checked="" type="radio"/>	<input type="radio"/>	
Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	<input type="radio"/>	<input type="radio"/>	Not every community has its own economic development
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	<input type="radio"/>	<input type="radio"/>	See above.
3. We recruit firms that provide or create sustainable products.	<input type="radio"/>	<input checked="" type="radio"/>	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	<input type="radio"/>	<input checked="" type="radio"/>	Many middle Georgia communities rely on one large emp
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	<input type="radio"/>	<input type="radio"/>	
2. Our community has jobs for skilled labor.	<input checked="" type="radio"/>	<input type="radio"/>	
3. Our community has jobs for unskilled labor.	<input checked="" type="radio"/>	<input type="radio"/>	



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4. Our community has professional and managerial jobs.	<input checked="" type="radio"/>	<input type="radio"/>	Some of the more rural communities are lacking these typ
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	<input type="radio"/>	<input type="radio"/>	
2. People who work in our community can also afford to live in the community.	<input checked="" type="radio"/>	<input type="radio"/>	
3. Our community has enough housing for each income level (low, moderate and above-average).	<input checked="" type="radio"/>	<input type="radio"/>	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	<input type="radio"/>	<input type="radio"/>	Some communities allow for TND in Zoning
5. We have options available for loft living, downtown living, or “neo-traditional” development.	<input type="radio"/>	<input type="radio"/>	Macon and to a limited extent Milledgeville, Forsyth, Fort
6. We have vacant and developable land available for multifamily housing.	<input checked="" type="radio"/>	<input type="radio"/>	
7. We allow multifamily housing to be developed in our community.	<input type="radio"/>	<input type="radio"/>	
8. We support community development corporations that build housing for lower-income households.	<input type="radio"/>	<input type="radio"/>	Macon, Gordon, Hawkinsville
9. We have housing programs that focus on households with special needs.	<input type="radio"/>	<input type="radio"/>	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	<input type="radio"/>	<input type="radio"/>	



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Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	<input checked="" type="radio"/>	<input type="radio"/>	Georgia Work-Ready
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	<input type="radio"/>	<input type="radio"/>	
3. Our community has higher education opportunities, or is close to a community that does.	<input checked="" type="radio"/>	<input type="radio"/>	Many higher education opportunities exist in the region.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	<input type="radio"/>	<input checked="" type="radio"/>	Communities have identified retention of young professio
Governmental Relations			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	<input checked="" type="radio"/>	<input type="radio"/>	Middle Georgia Clean Air and Clean Cities Coalition.
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	<input checked="" type="radio"/>	<input type="radio"/>	Middle Georgia Clean Air and Clean Cities Coalition.
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	<input checked="" type="radio"/>	<input type="radio"/>	



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4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	<input checked="" type="radio"/>	<input type="radio"/>	
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	<input checked="" type="radio"/>	<input type="radio"/>	
2. We are satisfied with our Service Delivery Strategy.	<input checked="" type="radio"/>	<input type="radio"/>	
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	<input checked="" type="radio"/>	<input type="radio"/>	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	<input checked="" type="radio"/>	<input type="radio"/>	





Middle Georgia Regional Commission